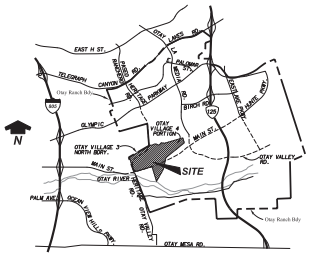
# TENTATIVE MAP CVT #16-02
# OTAY RANCH
# VILLAGE 3 NORTH & A PORTION OF VILLAGE 4
## CITY OF CHULA VISTA, CALIFORNIA

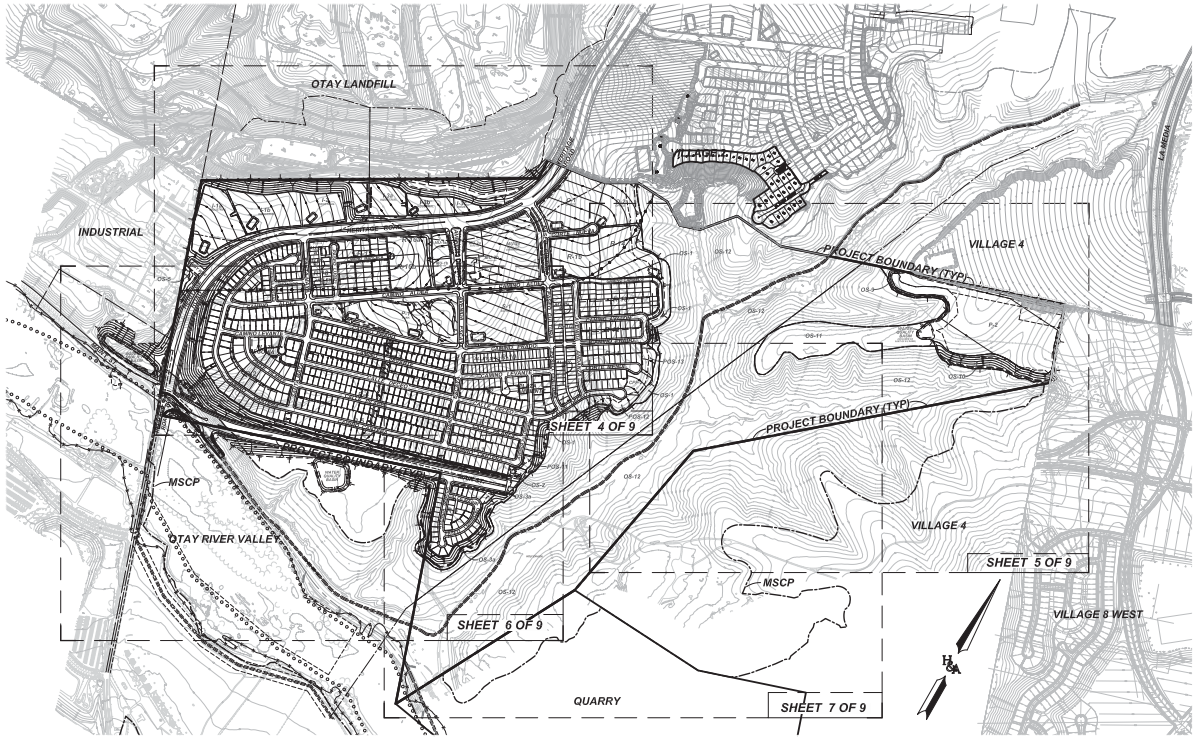



### VICINITY MAP
NOT TO SCALE

### PROJECT SUMMARY

**VILLAGE 3 NORTH**

| Land Use | | Gross Acres | Net Acres | Units |
|---|---|---|---|---|
| **Single Family Residential** | | | | |
| | TARGET LOT SIZE | | | |
| R1 | 4,400 SF | | | 34 |
| | 5,000 SF | | | 11 |
| | 6,000 SF | | | 8 |
| | 7,200 SF | | | 11 |
| | 9,600 SF | | | 11 |
| | 10,800 SF | | | 1 |
| | **R-1 SUBTOTAL** | **12.4** | - | **81** |
| R2 | 4,000 SF | | | 6 |
| | 5,000 SF | | | 29 |
| | 6,000 SF | | | 39 |
| | **R-2 SUBTOTAL** | **12.3** | - | **68** |
| R3 | 4,400 SF | | | 5 |
| | 5,000 SF | | | 103 |
| | **R-3 SUBTOTAL** | **11.5** | - | **108** |
| R4 | 5,000 SF | | | 37 |
| | 6,000 SF | | | 36 |
| | **R-4 SUBTOTAL** | **5.5** | - | **73** |
| R5 | 5,000 SF | | | 20 |
| | 6,000 SF | | | 20 |
| | **R-5 SUBTOTAL** | **7.5** | - | **40** |
| R6 | 4,400 SF | 5.3 | - | 45 |
| R7 | 5,000 SF | | | 19 |
| | 6,000 SF | | | 16 |
| | **R-7 SUBTOTAL** | **3.8** | - | **35** |
| R8 | 4,400 SF | | | 7 |
| | 5,000 SF | | | 18 |
| | 6,000 SF | | | 18 |
| | **R-8 SUBTOTAL** | **5.5** | - | **43** |
| R9 | 5,000 SF | | | 11 |
| | 6,000 SF | | | 39 |
| | **R-9 SUBTOTAL** | **6.7** | - | **49** |
| R10 | 3,475 SF ALLEY | 5.5 | 7.3 | 99 |
| R11 | 4,400 SF | 5.7 | - | 31 |
| R12 | 4,400 SF | 3.1 | - | 21 |
| R13 | 8FLB ALLEY 2-PLEX | 6.6 | 4.7 | 58 |
| R17 | 8FLB ALLEY 3-PLEX | 4.7 | 4.9 | 51 |
| R18 | 3,475 SF ALLEY | 2.3 | 2.0 | 21 |
| | **Single Family Total** | **107.5** | | **813** |
| **Multi Family Residential** | | | | |
| R14 | MF - 82 ROW TOWNHOMES & 9 TRIPLEX UNITS | 5.0 | 4.8 | 77 |
| R15 | MF - 12 ROW TOWNHOMES & 42 TRIPLEX UNITS | 3.9 | 3.6 | 54 |
| R16a | MF - 13 ROW TOWNHOMES & 12 TRIPLEX UNITS | 2.6 | 1.9 | 24 |
| R16b | MF - 17 ROW TOWNHOMES & 9 TRIPLEX UNITS | 2.0 | 1.9 | 25 |
| | **Multi Family Total** | **13.5** | **12.1** | **179** |
| **Mixed Use** | | | | |
| MU-1a-1b | | 1.8 | 1.7 | 30 |
| MU-2a-2b-2c | | 7.3 | 6.9 | 245 |
| | **Mixed Use Total** | **9.1** | **8.6** | **275** |
| | **Residential Total** | **130.3** | - | **1,270** |
| **Parks** | | | | |
| P-1 | | 8.1 | 7.5 | |
| P-2 (Village 5) | | 17.8 | 15.6 | |
| | **Parks Total** | **25.9** | **23.1** | |
| **Prv. Oper Space** | | | | |
| POS-1 | | 0.1 | 0.1 | |
| POS-2 | | 0.1 | 0.1 | |
| POS-3 | | 0.1 | 0.1 | |
| POS-4 | | 0.2 | 0.2 | |
| POS-5 | | 0.2 | 0.2 | |
| POS-6 | | 0.3 | 0.3 | |
| POS-7 | | 0.3 | 0.3 | |
| POS-8 | | 0.2 | 0.2 | |
| POS-9 | | 0.1 | 0.1 | |
| POS-10 | | 0.2 | 0.2 | |
| POS-11 | | 0.3 | 0.2 | |
| POS-12 | | 1.8 | 1.6 | |
| POS-13 | | 0.7 | 0.7 | |
| POS-14 | | 0.3 | 0.2 | |
| POS-15 | | 0.1 | 0.1 | |
| POS-16 | | 0.3 | 0.3 | |
| POS-17 | | 0.1 | 0.1 | |
| | **Private OS Total** | **5.3** | **4.8** | |
| **School** | | | | |
| S-1 | | 8.3 | 7.3 | |
| | **School Total** | **8.3** | **7.3** | |
| **Community Purpose Facilities** | | | | |
| CPF-1 | | 0.9 | 0.9 | |
| CPF-2 | | 0.9 | 0.8 | |
| CPF-3 | | 0.9 | 0.7 | |
| | **CPF Total** | **2.7** | **2.4** | |
| **Industrial/Office** | | | | |
| I-1a | | 4.7 | 4.6 | |
| I-1b | | 4.4 | 4.4 | |
| I-1 | | 2.5 | 2.4 | |
| I-2a | | 3.1 | 3.1 | |
| I-3a-c | | 2.3 | 2.2 | |
| SUBTOTAL | | **17.0** | **16.8** | |
| O-1 | | 1.1 | 1.3 | |
| O-2 | | 5.2 | 5.2 | |
| SUBTOTAL | | **6.3** | **6.1** | |
| Ind OS-13 | | 1.3 | - | |
| Ind OS-14 | | 4.3 | - | |
| Ind OS-15 | | 0.7 | - | |
| Ind OS-16 | | 6.0 | - | |
| SUBTOTAL | | **12.3** | | |
| | **Industrial/Office** | **37.6** | **24.7** | |
| **Open Space** | | | | |
| OS-1 | | 4.6 | - | |
| OS-2 | | 0.8 | - | |
| OS-3a-b | | 3.1 | - | |
| OS-4 | | 11.7 | - | |
| OS-5 | | 0.9 | - | |
| OS-6 | | 0.6 | - | |
| OS-7 | | 0.3 | - | |
| OS-8 | | 0.2 | - | |
| OS-9 | | 0.6 | - | |
| OS-10 | | 2.7 | - | |
| OS-11 | | 8.6 | - | |
| OS-17 | | 0.7 | - | |
| | **OS Total** | **34.8** | - | |
| **Preserve** | | | | |
| OS- 12 | | 155.2 | - | |
| Prv. OS Heritage Rd./Portion of Main St. | | 2.0 | - | |
| | **Preserve Total** | **157.2** | - | |
| **Circulation** | | | | |
| Internal Circulation | | 16.2 | - | |
| Prv. OS Heritage Rd./Portion of Main St. | | 18.0 | - | |
| | **Circulation Total** | **34.2** | | |
| **SUBTOTAL. PER AMENDED TM** | | **436.3** | | **1,270** |
| **ADDITIONAL SF UNITS REMAINING** | | | | **189** |
| **ADDITIONAL MINIMUM UNITS REMAINING** | | | | **138** |
| **SUBTOTAL. OF ADDITIONAL UNITS REMAINING** | | | | **327** |
| **TOTAL APPROVED UNITS** | | | | **1,597** |




### KEY MAP
SCALE: 1" = 400'

### ACCESS EASEMENT NOTE:
COVENANTS OF EASEMENT FOR PRIVATE ACCESS AND UTILITY PURPOSES SERVING THOSE LOTS WITHIN NEIGHBORHOODS R-13 and R-17 NOT FEASIBLY SERVED BY A PUBLIC STREET WILL BE APPROVED BY THE CITY ENGINEER PURSUANT TO SECTIONS 65870-65875 OF THE CALIFORNIA GOVERNMENT CODE AND SECTION 18.32.030 OF THE CITY OF CHULA VISTA MUNICIPAL CODE AND ARE SUBJECT TO THE REQUIREMENTS THEREIN. LOCATIONS OF SAID EASEMENTS TO BE FURTHER DEFINED IN THE DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS PURSUANT TO SECTION 18.44.010 OF THE CITY OF CHULA VISTA MUNICIPAL CODE AND ARE SUBJECT TO THE REQUIREMENTS THEREIN.

### LEGEND

| | | | |
|---|---|---|---|
| PROJECT BOUNDARY | | RECLAIMED WATER MAIN | RW |
| EXISTING TOPO CONTOUR | 350 | STORM DRAIN(18"+) | |
| NEIGHBORHOOD BOUNDARY | | RETAINING WALL | |
| LOT LINE | | PLANTABLE WALL SYSTEM | |
| RESIDENTIAL LOT | 7 | TOP OF WALL ELEVATION | TW |
| PAD ELEVATION | P237.7 | FINISHED SURFACE ELEVATION | FS • |
| NEIGHBORHOOD | R-1 | ST. LIGHT | |
| OPEN SPACE LOT | OS-11 | EASEMENT LINE | |
| | | LANDFILL NUISANCE EASEMENT | |
| SLOPE (2:1 MAX) | | EASEMENT NUMBER | A |
| PERCENT OF GRADE | 2% | GATE | |
| ST. ELEVATION | 350.4 | | |
| SEWER MAIN (8"+) | | NECKDOWN | |
| SEWER INVERT ELEVATION | 345.4 IE | * UNLESS SHOWN OTHERWISE | |
| WATER MAIN (8"+) | W | | |
| FIRE HYDRANT | | | |

### LEGAL DESCRIPTION
PARCEL A: APN 644-060-(25, 26 AND 27)

PARCELS 1, 2 AND A PORTION OF PARCEL 3 OF PARCEL MAP NO. 21214, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JANUARY 29, 2015 AS INSTRUMENT NO. 2015-7000022 OF OFFICIAL RECORDS.

PARCEL B:

THAT PARCEL OF LAND SET OUT AS HERITAGE ROAD AND SHOWN ON PARCEL OF PARCEL MAP NO. 21214 IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JANUARY 29, 2015 AS INSTRUMENT NO. 2015-0700022 OF OFFICIAL RECORDS.

### EXISTING EASEMENTS & ENCUMBRANCES
SEE SHEET 8

### PROJECT WAIVERS
1. CORNER SIGHT DISTANCE REQUIREMENTS SHALL BE PER CALTRANS STANDARDS. A WAIVER IS REQUESTED TO ELIMINATE THE 45' CORNER SIGHT DISTANCE AND 3' SETBACK TO ALLOW THE ARCHITECTURE TO MOVE TOWARDS THE STREET AS APPROVED PER THE SPA DOCUMENT.
2. STREET WAIVERS
   PARKWAY RESIDENTIAL
   - ADD STREET PARKING ON BOTH SIDES
3. INTERSECTIONS THAT ARE WITHIN HORIZONTAL CURVES OR WITHIN 100-FOOT TANGENTS OF HORIZONTAL CURVES.
4. REQUEST FOR EXEMPTION TO CVMC 19.62.180 TO ALLOW FOR 7' MINIMUM DRIVEWAYS ON SINGLE FAMILY LOTS.
5. TO ALLOW ALL INTERNAL STREETS TO BE DESIGNED FOR A 25 MPH DESIGN SPEED.
6. DESIGN WAIVER REQUEST FROM SECTION 1804.3 SITE GRADING OF THE INTERNATIONAL BUILDING CODE (IBC) TO ALLOW FOR AN ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. TYPICAL LOT DRAINAGE TO BE REDUCED FROM A 5% SLOPE AWAY FROM THE FOUNDATION TO A MINIMUM 2% SLOPE. ALSO REQUEST TO ALLOW LOT DRAINAGE SWALE GRADE TO BE REDUCED FROM 2% TO 1%.
7. DESIGN WAIVER REQUEST FOR HERITAGE ROAD FROM SIX-LANE PRIME ARTERIAL STANDARDS TO ALLOW FOR A MAXIMUM 8% ROAD GRADE, A MINIMUM CENTER LINE CURVE RADIUS OF 1,100 FEET, A 45 MPH DESIGN SPEED, REDUCED TRAVEL LANE WIDTH DOWN TO ELEVEN FEET AND REDUCED RIGHT-OF-WAY DOWN TO 124 FEET.
8. DESIGN WAIVER REQUEST FOR MAIN STREET FROM SIX-LANE PRIME ARTERIAL STANDARDS TO ALLOW FOR A MAXIMUM 8% ROAD GRADE, REDUCED TRAVEL LANE WIDTH DOWN TO ELEVEN FEET AND REDUCED RIGHT-OF-WAY DOWN TO 124 FEET.
9. WAIVER FOR THE CONSTRUCTION OF ENERGY WAY. STREET TO BE CONSTRUCTED BY OTHERS IN THE FUTURE.
10. TO ALLOW FOR 3-CAR GARAGES.

### CONDOMINIUM NOTES
THIS IS A MAP OF A RESIDENTIAL CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. PLANNING NEIGHBORHOODS INCLUDED WITHIN THE RESIDENTIAL CONDOMINIUM PROJECT DESIGNATION ARE R-14, R-15, R-16a, R-16b, MU-1a, MU-1b, MU-2a, MU-2b, MU-2c, CPF-1, FOR A MAXIMUM NUMBER OF 595 DWELLING UNITS.

NEIGHBORHOOD R-14/R-15 IS APPROVED FOR 5 DEVELOPMENT CONDOMINIUM UNITS & NEIGHBORHOOD R-16a/R-16b IS APPROVED FOR 5 DEVELOPMENT CONDOMINIUM UNITS.

THIS IS ALSO A MAP OF A COMMERCIAL CONDOMINIUM PROJECT AS DEFINED IN SECTION 6531 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. PLANNING NEIGHBORHOODS INCLUDED WITHIN THE COMMERCIAL CONDOMINIUM PROJECT DESIGNATION ARE CPF-1, O-1, O-2 AND MU-1a, MU-1b, MU-2a, MU-2b, MU-2c AND I-1a, I-1b, I-2, I-3a, I-3b AND I-3c FOR A MAXIMUM OF 1,000 UNITS.

### LOTTING NOTES
1. CONSECUTIVE NUMBERING OR LABELING OF NEIGHBORHOODS IS NOT INTENDED TO INDICATE ORDER OF DEVELOPMENT. THE TIMING OF REQUIRED INFRASTRUCTURE ELEMENTS (ST.S, SEWER, WATER, STORM DRAIN, PUBLIC OPEN SPACE, ETC.) WILL BE ESTABLISHED BY THE DEVELOPER WITH THE CONCURRENCE OF THE CITY ENGINEER.
2. DELINEATION OF NEIGHBORHOOD BOUNDARIES IS NOT INTENDED TO BE EXACT. FURTHER REFINEMENT WILL BE ESTABLISHED WITH THE FINAL MAPS.
3. OPEN SPACE LOTS AND HOMEOWNERS MAINTENANCE LOTS SHOWN ON THE TENTATIVE MAP MAY BE SUBDIVIDED INTO ADDITIONAL LOTS TO CORRESPOND WITH PHASING AND LOGICAL EXTENSION OF ELECTRIC AND IRRIGATION SYSTEMS.

### PUBLIC UTILITIES

| | |
|---|---|
| SEWER | CITY OF CHULA VISTA |
| WATER | OTAY WATER DISTRICT |
| STORM DRAIN | CITY OF CHULA VISTA |
| TELEPHONE | AT&T |
| GAS AND ELECTRIC | SDG&E |
| CABLE T.V. | COX COMMUNICATIONS |
| POLICE & FIRE | CITY OF CHULA VISTA |
| SCHOOLS | CHULA VISTA ELEMENTARY SCHOOL DISTRICT<br>SWEETWATER UNION HIGH SCHOOL DISTRICT |

### SHEET INDEX

SHEET 1 - TITLE SHEET
SHEET 2 - ST. SECTIONS
SHEET 3 - DETAIL SHEET
SHEET 4 - PROJECT DESIGN
SHEET 5 - PROJECT DESIGN
SHEET 6 - PROJECT DESIGN
SHEET 7 - PROJECT DESIGN
SHEET 8 - EXISTING BOUNDARY, EASEMENTS & ENCUMBRANCES
SHEET 9 - LOT SUMMARY TABLES


### GENERAL NOTES
1. GROSS SITE AREA EXISTING: 436.0 ACRES
   GROSS SITE AREA PROPOSED 436.0 ACRES
2. TOTAL NUMBER OF LOTS: 870
   SINGLE-FAMILY RESIDENTIAL: 813 LOTS
   MULTI-FAMILY RESIDENTIAL (R-14,15,16a,16b): 4 LOTS
   MIXED USE (MU1a/b, MU2a-c): 5 LOTS
   COMMUNITY PURPOSE FACILITY(CPF-1 thru CPF-3): 3 LOTS
   SCHOOL (S-1): 1 LOT
   PARK (P-1): 1 LOT
   OFFICE (O-1 & O-2): 2 LOTS
   COMMUNITY PARK (P-2): 1 LOT
   OPEN SPACE (OS-1 thru OS-11 & OS-17): 12 LOTS
   OPEN SPACE-INDUSTRIAL-OFD (OS-13 thru OS 16): 4 LOTS
   PRIVATE OPEN SPACE (POS-1 thru POS-17): 17 LOTS
   OPEN SPACE PRESERVE (OS-12): 1 LOT
   INDUSTRIAL LOTS (I-1a/b, I-2, I-3a/b/c): 6 LOTS
3. TOTAL NUMBER OF UNITS PROPOSED 1,270 UNITS
   MF RESIDENTIAL V-3 179 UNITS
   MU 278 UNITS
   SF RESIDENTIAL 813 UNITS
4. MAXIMUM NUMBER UNITS ALLOWED PER OTAY RANCH VILLAGE 3 SPA: 1,597
5. ASSESSOR'S PARCEL NUMBERS: 644-060-25, 644-060-26 & 644-060-27
6. EXISTING/PROPOSED GENERAL PLAN DESIGNATION:
   LOW MEDIUM VILLAGE DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, MEDIUM HIGH DENSITY RESIDENTIAL, MIXED USE, SCHOOL, INDUSTRIAL, PARKS, OPEN SPACE, OPEN SPACE PRESERVE, AND TOWN CENTER ALL PER OTAY RANCH GDP FOR VILLAGE 3.
7. ZONING: EXISTING: PC (PLANNED COMMUNITY ZONE)
   PROPOSED: SEE VILLAGE 3 SPA PC DISTRICT REGULATIONS
8. EXISTING LAND USE: VACANT
   PROPOSED LAND USE: SEE ABOVE LOT SUMMARY FOR PROPOSED LAND USES

### GENERAL DESIGN NOTES
1. WATER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE OTAY WATER DISTRICT AND SHALL BE MAINTAINED AND OPERATED BY THE DISTRICT.
2. SPECIFIC METHODS OF HANDLING STORM WATER ARE SUBJECT TO DETAILED APPROVAL BY THE DEVELOPMENT SERVICES DEPARTMENT AT THE TIME OF SUBMISSION OF IMPROVEMENT AND GRADING PLANS. DESIGN SHALL BE ACCOMPLISHED ON THE BASIS OF THE REQUIREMENTS OF THE SUBDIVISION MANUAL. DRAINAGE EASEMENTS SHALL BE PROVIDED AS REQUIRED BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.
3. SANITARY SEWER TO BE PROVIDED AND CONNECTED TO CITY OF CHULA VISTA SEWERS. SEWER MAINS ARE 8" MINIMUM P.V.C. UNLESS SHOWN OTHERWISE.
4. EVIDENCE SHALL BE PROVIDED OF HAVING OBTAINED GRADING RIGHTS UPON ADJACENT PROPERTY WHERE REQUIRED DURING FINAL ENGINEERING.
5. STREET TREE DEPOSITS SHALL BE PAID IN ACCORDANCE WITH ORDINANCE NUMBER 1369 AND NO. 1687 OF THE CITY OF CHULA VISTA.
6. UTILITIES SHALL BE UNDERGROUND AND EASEMENTS PROVIDED AS NECESSARY.
7. SUBDIVIDER TO PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT FOR PUBLIC RIGHT-OF-WAY.
8. SLOPE PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF CHULA VISTA LANDSCAPE MANUAL, AND/OR THE OTAY RANCH VILLAGE DESIGN PLAN.
9. GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH TITLE 15 OF THE CITY OF CHULA VISTA MUNICIPAL CODE.
10. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE SAN DIEGO AREA REGIONAL STANDARD DRAWINGS AND THE DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF CHULA VISTA.
11. FIRE HYDRANTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHULA VISTA STANDARDS. FIRE HYDRANTS AS SHOWN ON THIS MAP SHALL BE USED AS A GUIDE ONLY.
12. ONE FOOT CONTROL LOTS TO BE GRANTED TO THE CITY OF CHULA VISTA BY SEPARATE DEED WHERE DETERMINED NECESSARY BY THE DEVELOPMENT SERVICES DEPARTMENT.
13. GRADING AND MODEL HOMES MAY BE BUILT PRIOR TO FINAL RECORDATION.
14. GRADING SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN SUBJECT TO SUBSTANTIAL CONFORMANCE APPROVAL BY THE CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT.
15. THIS PROJECT IS A MULTIPLE UNIT (NEIGHBORHOOD) SUBDIVISION. MULTIPLE FINAL MAPS MAY BE FILED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 4 OF SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
16. FINAL MAPS MAY BE RECORDED FOR THE PURPOSE OF SUBDIVIDING VILLAGES OR PORTIONS THEREOF INTO UNIMPROVED NEIGHBORHOODS WITH LEGAL ACCESS WITH THE INTENT OF TRANSFERRING TITLE TO MERCHANT BUILDERS.
17. STORM DRAIN AND SEWER SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN.
18. TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT.
19. PRELIMINARY GEOTECHNICAL REPORT PREPARED BY: GEODON, INC. DATED APRIL 05, 2012.
20. REFER TO THE "PRIORITY DEVELOPMENT PROJECT (PDP) STORM WATER QUALITY MANAGEMENT PLAN" PREPARED BY HUNSAKER & ASSOCIATES DATED FEBRUARY 16, 2016 FOR COMPLIANCE WITH THE REGIONAL WATER QUALITY CONTROL BOARD JURISDICTIONAL PERMIT.
21. TEMPORARY TURNAROUNDS SHALL BE PROVIDED AT ALL DEAD END STREETS DURING FINAL ENGINEERING AS REQUESTED BY THE DEVELOPMENT SERVICES DEPARTMENT

### SOURCE OF TOPOGRAPHY
TOPO FLOWN BY R.J. LUNG & ASSOCIATES ON 7-25-12.

AND PORTIONS PER CITY OF CHULA VISTA
TOPO PANELS: 6327796 6327797, 6330799
- CONTOUR INTERVALS: 2'
- DATUM: NAVD '88
- DATES: 2005
- SOURCE: DMI

### BENCHMARK:
BRASS DISK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE 1.5 MILES EAST OF INTERSECTION OF MAIN STREET & HERITAGE ROAD ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH BOULDER & 1750' SOUTHERLY OF WATER STORAGE FACILITY. (PT # 1359 PER R.O.S. 14841 ) ELEVATION 628.319' (NAVD '88)

### EARTHWORK/GRADING QUANTITIES
CUT: 5,405,000 C.Y.
FILL: 5,405,000 C.Y.

GRADING QUANTITIES SHOWN ARE RAW QUANTITIES ONLY AND DO NOT INCLUDE THE EFFECT OF REMEDIAL GRADING SHOWN IN THE PRELIMINARY SOILS REPORT.

### OWNER/SUBDIVIDER
HOMEFED VILLAGE III, LLC
1903 WRIGHT PLACE, SUITE 220
CARLSBAD, CA 92008
(760) 918-8200

TITLE

### CIVIL ENGINEER
HUNSAKER & ASSOCIATES, SAN DIEGO, INC 9707 WAPLES ST. SAN DIEGO, CA 92121 (858) 558-4500

Exp. 12/31/17

ALISA S. VIALPANDO R.C.E. 47945 DATE
MY REGISTRATION EXPIRES ON 12/31/17

| PREPARED BY: | NO. | REVISIONS | DATE | BY |
|---|---|---|---|---|
| HUNSAKER & ASSOCIATES SAN DIEGO, INC | 1 | RESUBMITTAL-AMENDED MAP | 03/21/16 | HBA |
| PLANNING 9707 Waples St. | 2 | RESUBMITTAL-AMENDED MAP | 06/23/16 | HBA |
| ENGINEERING San Diego, CA 92121 | 3 | RESUBMITTAL-AMENDED MAP | 09/15/16 | HBA |
| SURVEYING T:(858)558-4500 F:(858)558-1414 | 4 | RESUBMITTAL-AMENDED MAP | 10/17/16 | HBA |
| | 5 | | | |
| | 6 | | | |
| | 7 | | | |
| | 8 | | | |
| | 9 | | | |

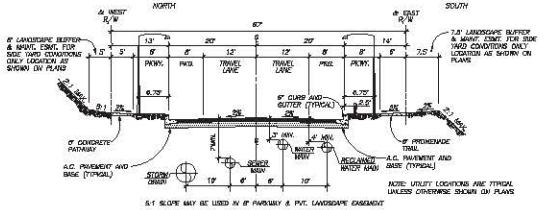
**TENTATIVE MAP C.V.T. # 16-02**
**OTAY RANCH**
**VILLAGE 3 NORTH & A PORTION OF VILLAGE 4**
City Of Chula Vista, California

SHEET 1 OF 9

W.O. 3286-0015

TENTATIVE MAP CVT #16-02 OTAY RANCH VILLAGE 3 NORTH & POR. OF VILLAGE 4

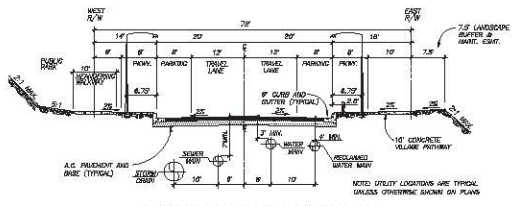
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## MODIFIED PROMENADE STREET

**PORTION OF CAMINO ALDEA FROM SANTA MAYA TO EASTERLY PL OF CPF-3 & FROM AVENIDA ESCAYA TO KNUCKLE**
**PORTION OF CAMINO PRADO FROM AVENIDA ESCAYA TO PASEO CULTURA**
**PORTION OF SANTA MAYA FROM CAMINO ALDEA TO CAMINO CANTERA**
**PORTION OF AVENIDA ESCAYA FROM CAMINO PRADO TO CAMINO CANTERA**
**PORTION OF PASEO CULTURA FROM CAMINO ALDEA TO CAMINO PRADO**

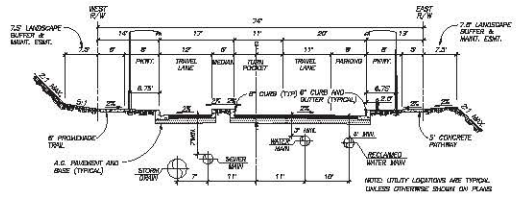
NOT TO SCALE



## MODIFIED TWO LANE SECONDARY VILLAGE ENTRY

**PORTION OF AVENIDA ESCAYA FROM CAMINO ALDEA TO CAMINO PRADO**

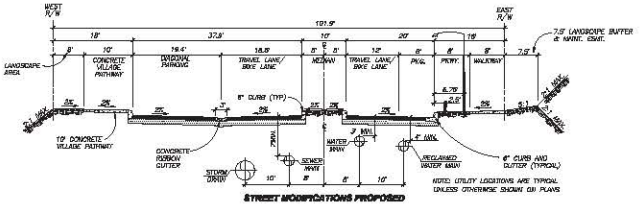
NOT TO SCALE



## MODIFIED TWO LANE SECONDARY VILLAGE ENTRY W/MEDIAN

**PORTION OF SANTA MAYA FROM HERITAGE RD. TO CAMINO ALDEA**

NOT TO SCALE

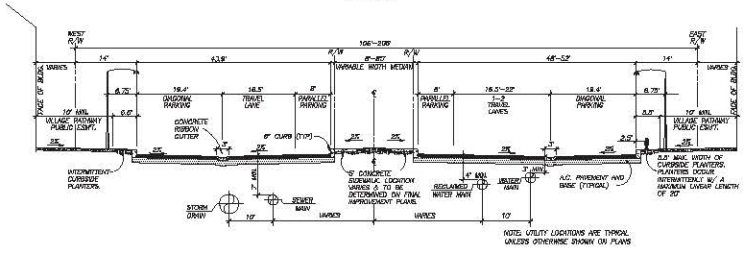


**STREET MODIFICATIONS PROPOSED**

## MODIFIED TWO LANE SECONDARY VILLAGE ENTRY W/MEDIAN & VILLAGE PATHWAY

**PORTION OF PASEO CULTURA FROM HERITAGE RD. TO CAMINO ALDEA**

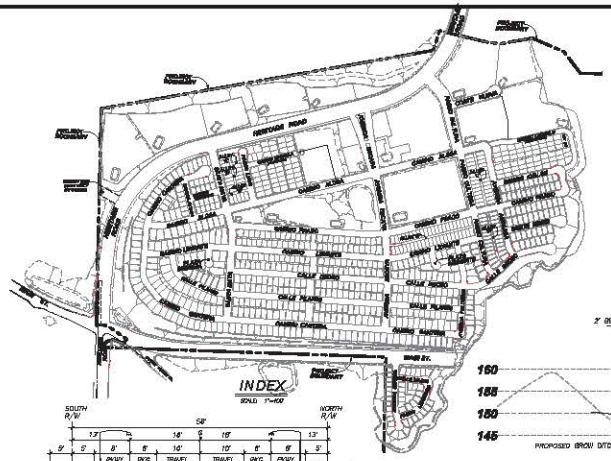
NOT TO SCALE

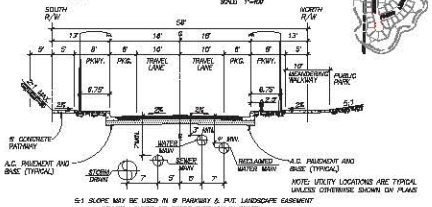


## SECONDARY VILLAGE ENTRY W/MEDIAN & VILLAGE PATHWAY

**PORTION OF AVENIDA ESCAYA FROM HERITAGE RD. TO CAMINO ALDEA**

NOT TO SCALE

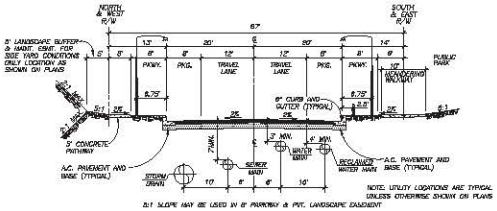


## MODIFIED PARKWAY RESIDENTIAL

**PORTION OF CAMINO PRADO FROM EASTERLY PL OF CPF-3 TO AVENIDA ESCAYA**

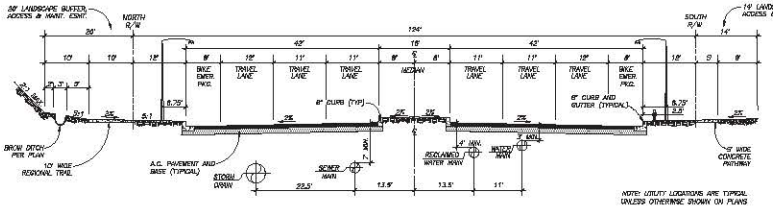
NOT TO SCALE



## MODIFIED PROMENADE STREET

**PORTION OF CAMINO ALDEA FROM EASTERLY BOUNDARY OF CPF-3 TO AVENIDA ESCAYA**

NOT TO SCALE

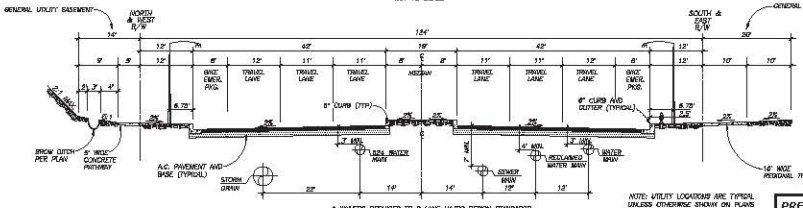


*DESIGN WAIVER TO ALLOW "MAJOR ROAD" STANDARDS, REDUCED SECTION AND INCREASED MAXIMUM GRADE

## SIX LANE PRIME ARTERIAL

**MAIN STREET (EAST OF HERITAGE ROAD)**

NOT TO SCALE

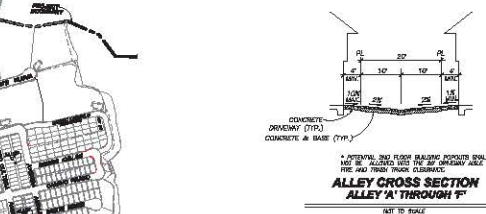


* WAIVERS REQUIRED TO 8 LANE MAJOR DESIGN STANDARDS
** 824 WATER MAIN TURNS INTO VILLAGE AT PASEO CULTURA

## SIX LANE PRIME ARTERIAL

**HERITAGE ROAD**

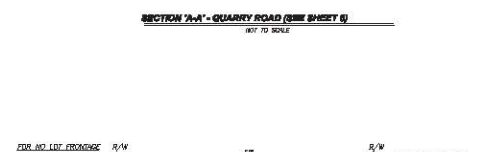
NOT TO SCALE



## ALLEY CROSS SECTION

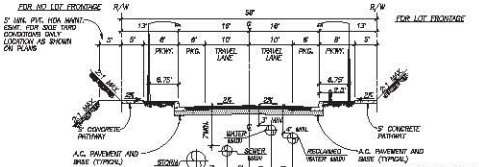
**ALLEY 'A' THROUGH 'F'**

NOT TO SCALE



**SECTION 'A-A' - QUARRY ROAD (SEE SHEET 6)**

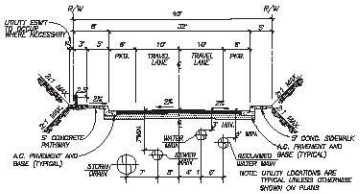
NOT TO SCALE



## PRIVATE DRIVE CROSS SECTION

**CAMINO MANZANO, AVENIDA AIRTANA, CAMINO CANTERA, PORTION OF CAMINO ALDEA FROM CAMINO CANTERA TO SANTA MAYA, CAMINO LEVANTE, PLAZA BEGONIA, CALLE PILARES, PASEO LUGO, PORTION OF CAMINO PRADO FROM SANTA MAYA TO EASTERLY PL OF CPF-3 CALLE DECEO, CALLE PILARES, PLAZA AMBIENTE, AVENIDA PALOMINO PORTION OF PASEO CULTURA FROM CAMINO PRADO TO CALLE DECEO, CAMINO AVALON, AVENIDA ANDANZA, PORTION OF CAMINO PRADO FROM PASEO CULTURA TO CAMINO AVALON, CORTE MENDI, CALLE MARIN, PASEO LUMINOSO, AVENIDA SERECA**

NOT TO SCALE



## COURTYARD CROSS SECTION

**SECTION TO BE UTILIZED WITHIN NEIGHBORHOODS R-13 & R-17**

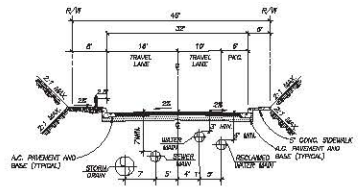
NOT TO SCALE



## PRIVATE DRIVE CROSS SECTION

**CAMINO MARCELA**
**PORTION OF CAMINO CARMELO FROM AVENIDA ANDANZA TO LOT 985**

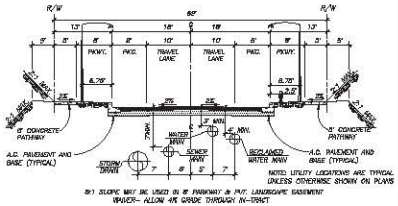
NOT TO SCALE



## PRIVATE DRIVE CROSS SECTION

**PORTION OF CAMINO CARMELO FROM LOT 985 to CAMINO AVALON**

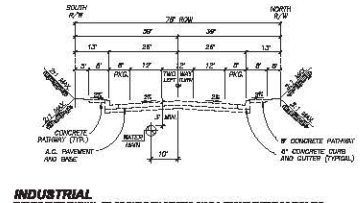
NOT TO SCALE



## MODIFIED PARKWAY RESIDENTIAL

**CORTE NUEVA**

NOT TO SCALE



## INDUSTRIAL

**FUTURE ENERGY WAY - TO BE BUILT BY OTHERS (NOT A REQUIREMENT OF THIS TM)**

NOT TO SCALE

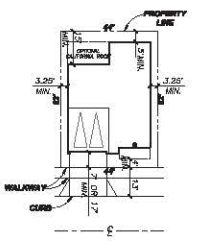
TENTATIVE MAP CVT-16-02 OTAY RANCH VILLAGE 3 NORTH & POR. OF VILLAGE 4

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples St. San Diego, Ca 92121
SURVEYING

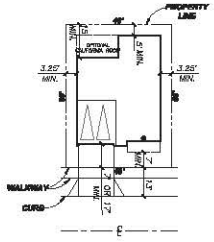
# TENTATIVE MAP C.V.T # 16-02
# OTAY RANCH
## VILLAGE 3 NORTH & A PORTION OF VILLAGE 4
City Of Chula Vista, California

SHEET 2 OF 9

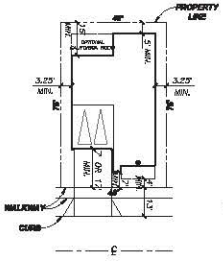
H.A. 3360-3015



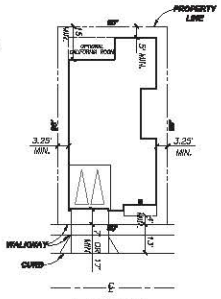
TYPICAL LOT
44' X 85'
NOT TO SCALE



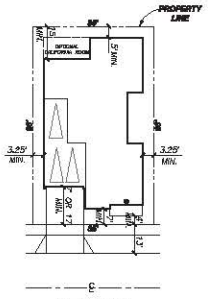
TYPICAL LOT
45' X 95'
NOT TO SCALE



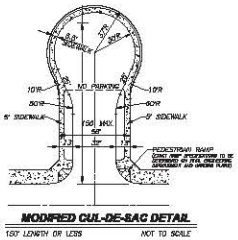
TYPICAL LOT
45' X 75'
NOT TO SCALE



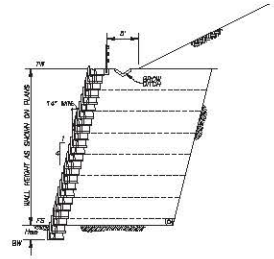
TYPICAL LOT
55' X 80'
NOT TO SCALE



TYPICAL LOT
55' X 90'
NOT TO SCALE

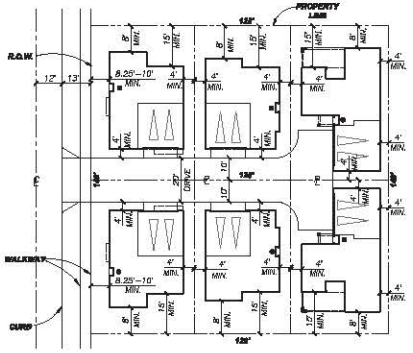


MODIFIED CUL-DE-SAC DETAIL
150' LENGTH OR LESS — NOT TO SCALE

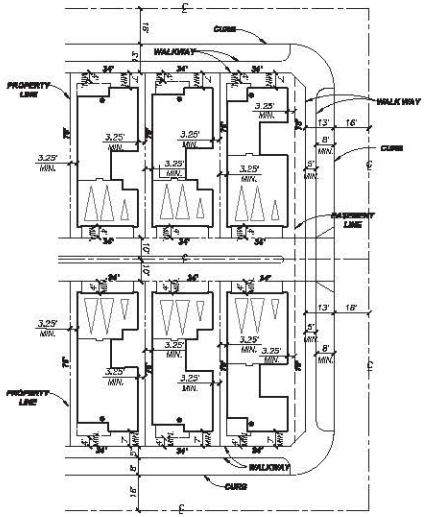


PLANTABLE WALL DETAIL
NOT TO SCALE

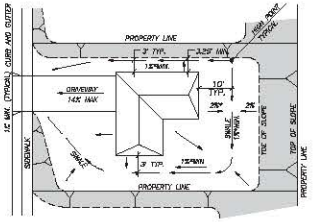
NOTE: PLANTABLE WALL SHALL BE HOA MAINTAINED.



TYPICAL COURTYARD PRODUCT
NEIGHBORHOODS 13 & 17
NOT TO SCALE

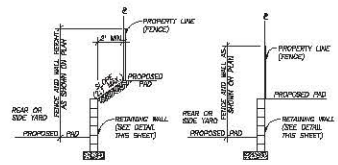


TYPICAL LOT
36' X 75'
NOT TO SCALE

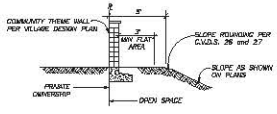


* SEE PROJECT WAIVER NUMBERS 4 & 6 ON SHEET 1

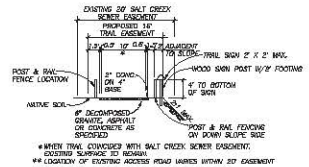
TYPICAL LOT DRAINAGE DETAIL
NOT TO SCALE



TYPICAL WALL/FENCE AT PROPERTY LINE
NOT TO SCALE

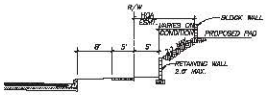


UPPER PROP. LINE
SHELF ROUNDING
NOT TO SCALE

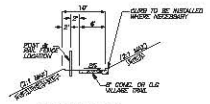


MULTI-PURPOSE/GREENBELT TRAIL
NOT TO SCALE

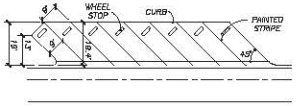
GREENBELT TRAIL SEGMENT(S) DESIGN STANDARDS WITHIN THE PROJECT BOUNDARY, INCLUDING FENCING AND SIGNAGE, SHALL BE DETERMINED BASED UPON ENVIRONMENTAL AND OTHER CONSTRAINTS AND ARE SUBJECT TO CITY REVIEW AND APPROVAL (CHULA VISTA GREENBELT MASTER PLAN, PAGE 33)



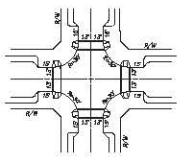
TYPICAL SIDEYARD RETAINING
WALL @ CORNER LOT
NOT TO SCALE



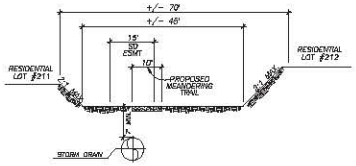
VILLAGE TRAIL
NOT TO SCALE



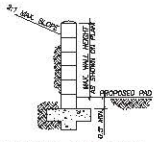
DIAGONAL PARKING
NOT TO SCALE



TYPICAL INTERSECTION NECKDOWN
NOTES: UTILITY CONFLICTS MITIGATION NECKDOWNS ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER DURING FINAL ENGINEERING. SEE PLANS FOR LOCATIONS
NOT TO SCALE



PASEO SECTION 'A-A'
(SEE SHEET 4 FOR PLAN VIEW)
NOT TO SCALE



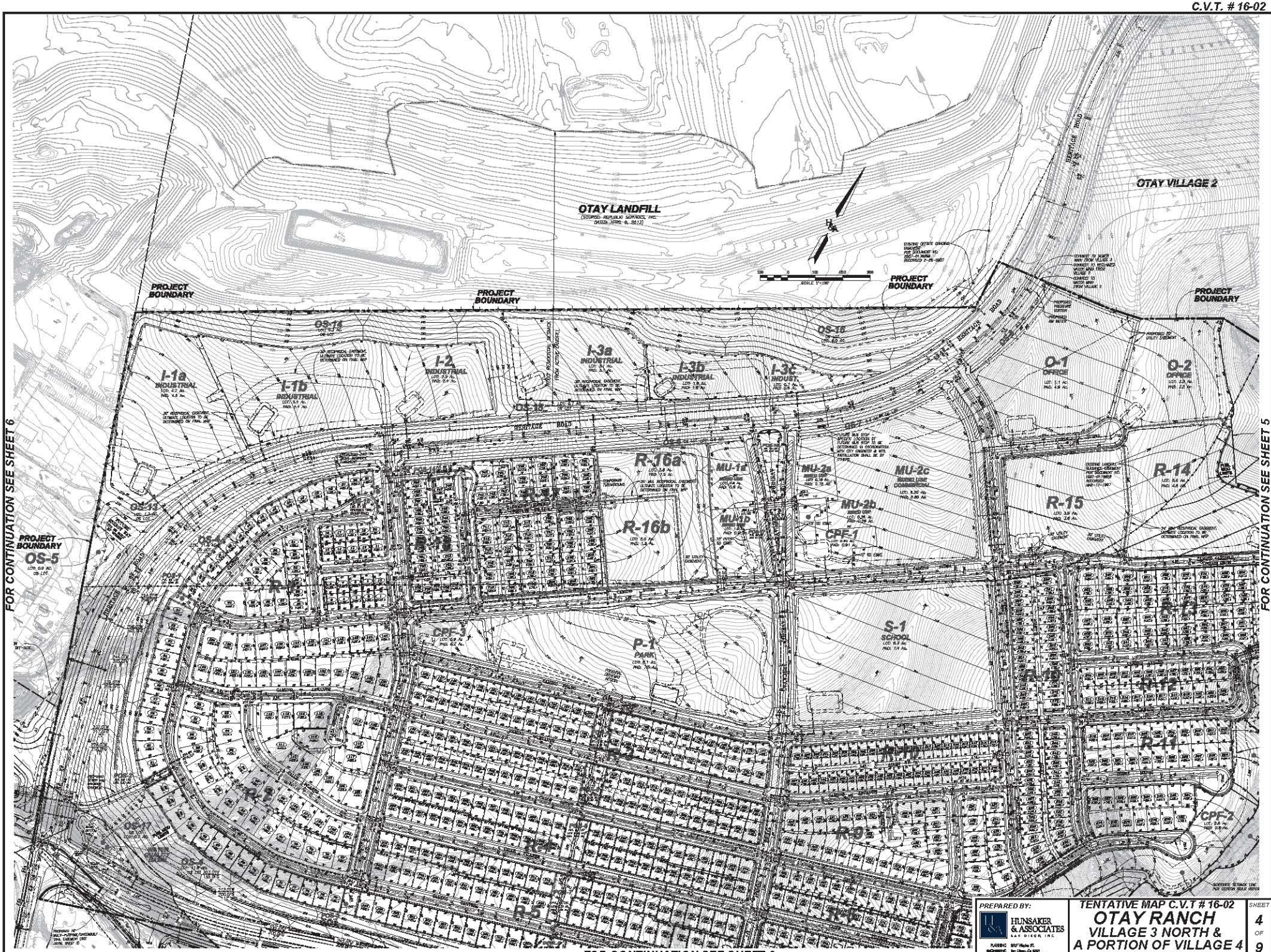
TYPICAL RETAINING WALL
NOT TO SCALE

TENTATIVE MAP CVT-16-02 OTAY RANCH VILLAGE 3 NORTH & POR. OF VILLAGE 4

| PREPARED BY: | TENTATIVE MAP C.V.T # 16-02 | SHEET |
|---|---|---|
| HUNSAKER & ASSOCIATES SAN DIEGO, INC<br>PLANNING 9707 Waples St.<br>ENGINEERING San Diego, Ca 92121<br>SURVEYING PH(858)558-4500 FX(858)558-1414 | OTAY RANCH<br>VILLAGE 3 NORTH &<br>A PORTION OF VILLAGE 4<br>City Of Chula Vista, California | 3 OF 9 |

H:\0915\dwg\TM — Revised—Amended Map 1 (CT 16-02)\Otay V3 TM — Sht 03 Rev-Amend Map 1 (CT 16-02).dwg[Oct-17-2016,12:21

W.O. 2362-0915




PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples St. San Diego, Ca 92121
ENGINEERING
SURVEYING

TENTATIVE MAP C.V.T # 16-02

# OTAY RANCH

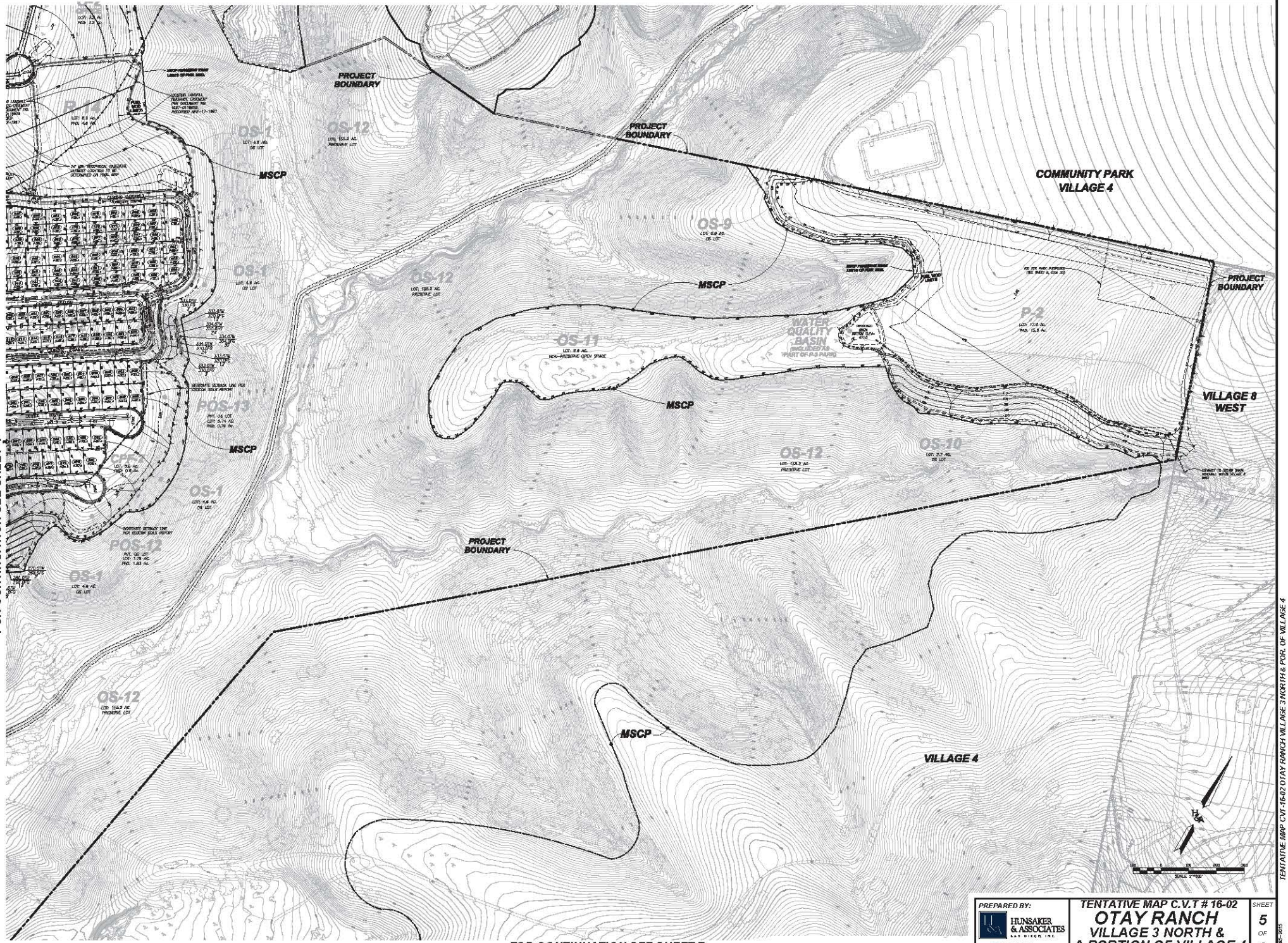
## VILLAGE 3 NORTH & A PORTION OF VILLAGE 4

City Of Chula Vista, California

SHEET 4 OF 9

TENTATIVE MAP CVT-16-02 OTAY RANCH VILLAGE 3 NORTH & POR. OF VILLAGE 4

H:\0616\dwg\TM — Revised—Amended Map 1 (CT 16-02)\Otay V3 TM — Sht 04 Rev-Amend Map 1 (CT 16-02).dwg 03-17-2016 12:08




PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, INC

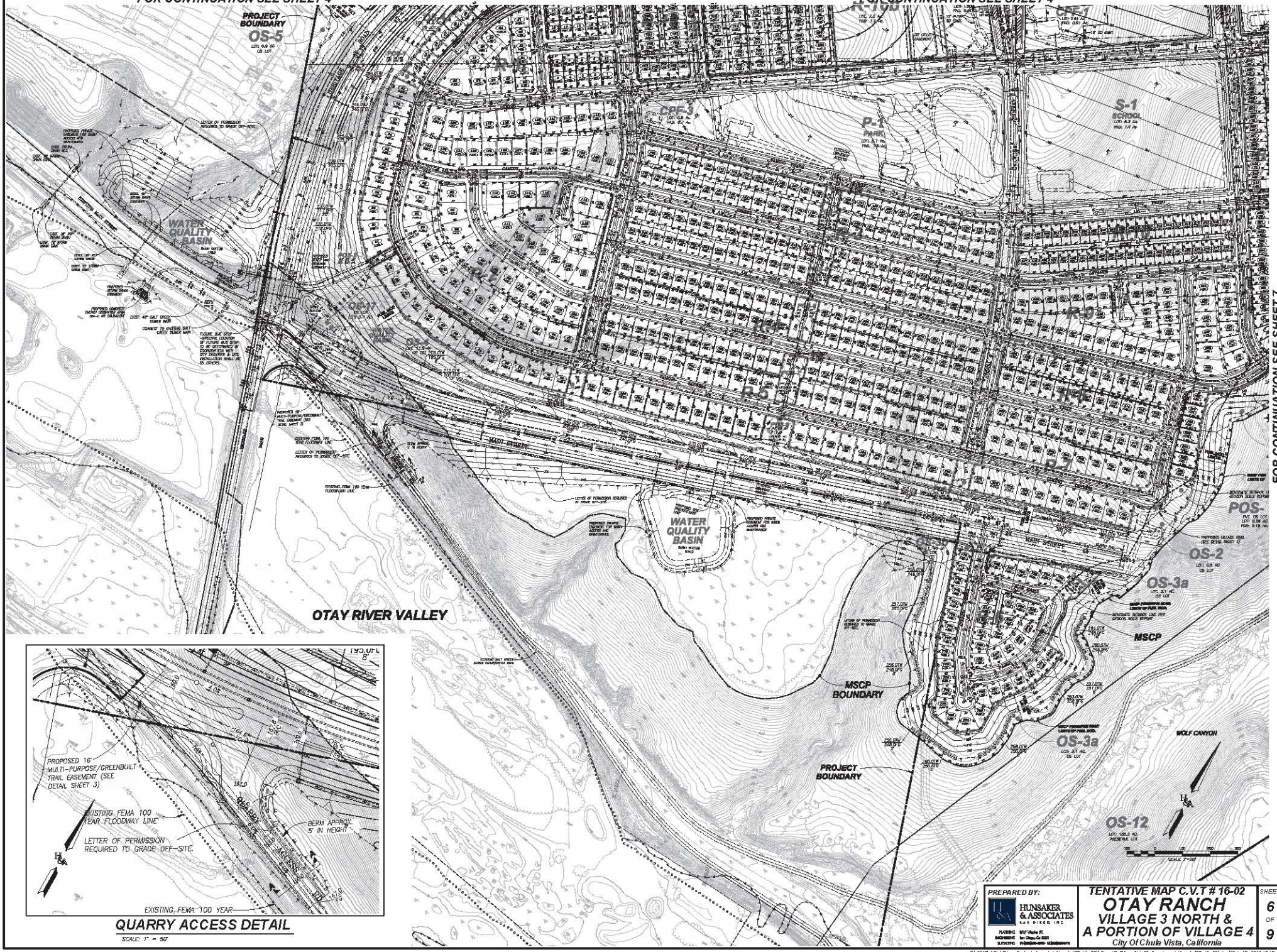
TENTATIVE MAP C.V.T # 16-02
OTAY RANCH
VILLAGE 3 NORTH &
A PORTION OF VILLAGE 4
City Of Chula Vista, California

SHEET 5 OF 9

H&A S.D. 2365-3615

FOR CONTINUATION SEE SHEET 4

FOR CONTINUATION SEE SHEET 4







**QUARRY ACCESS DETAIL**

SCALE: 1" = 50'

FOR CONTINUATION SEE SHEET 7

TENTATIVE MAP CVT-16-02 OTAY RANCH VILLAGE 3 NORTH & POR. OF VILLAGE 4

PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, INC
PLANNING
ENGINEERING
SURVEYING

**TENTATIVE MAP C.V.T # 16-02**

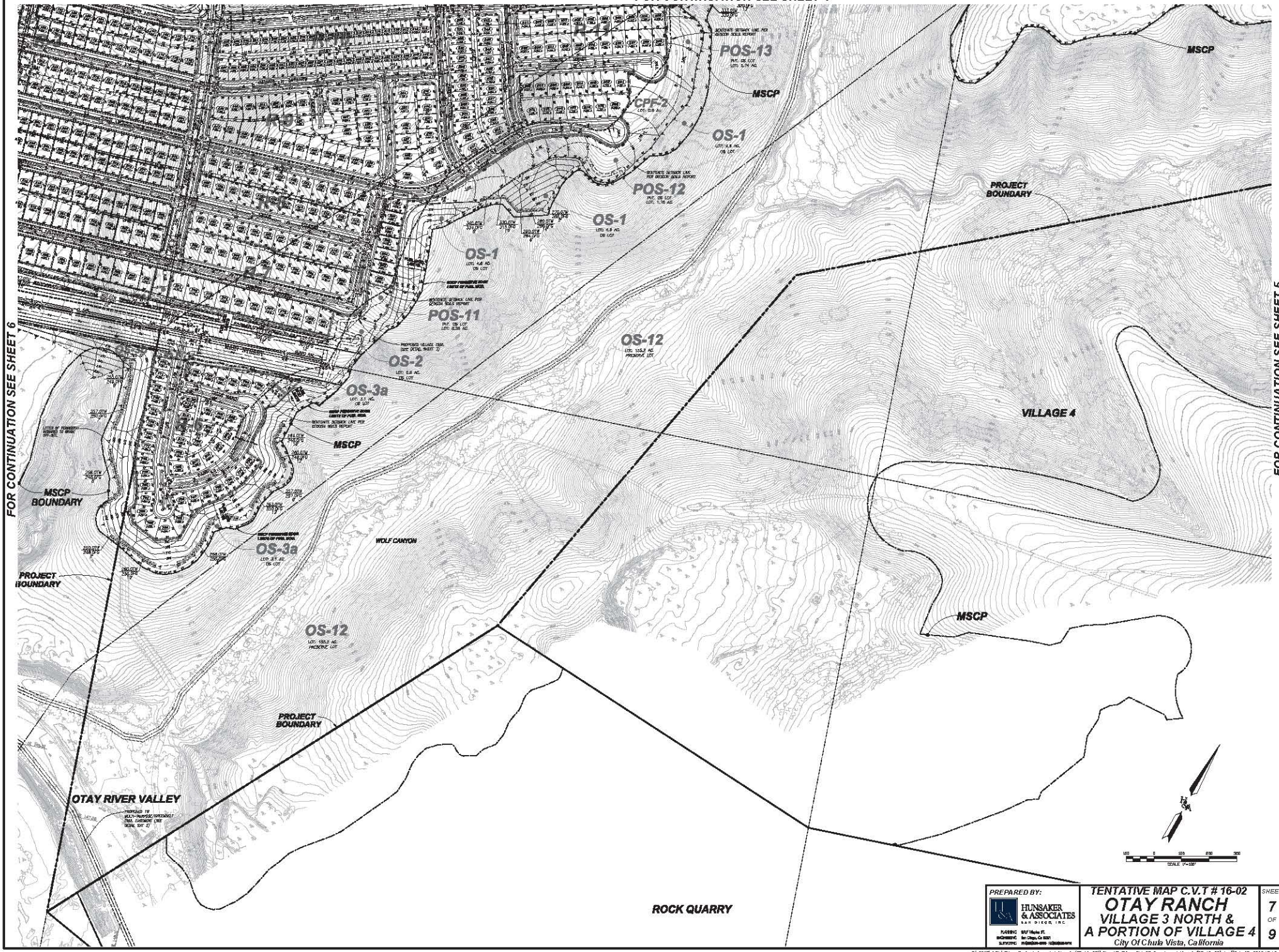
# OTAY RANCH
## VILLAGE 3 NORTH & A PORTION OF VILLAGE 4

City Of Chula Vista, California

SHEET 6 OF 9

H.A. 3360-1615

FOR CONTINUATION SEE SHEET 4




PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, INC

TENTATIVE MAP C.V.T # 16-02
OTAY RANCH
VILLAGE 3 NORTH &
A PORTION OF VILLAGE 4
City Of Chula Vista, California

SHEET 7 OF 9

TENTATIVE MAP CVT-16-02 OTAY RANCH VILLAGE 3 NORTH & POR. OF VILLAGE 4

W.O. 2360-6015

## ENCUMBRANCES:

THE FOLLOWING EXCEPTIONS ARE FROM TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY ORDER NUMBER 1253A617-SAS-SD2 DATED JULY 27, 2016.

1. ANY ADVERSE CLAIM BASED ON THE ASSERTION THAT:
   A. SAID LAND OR ANY PART THEREOF IS NOW OR AT ANY TIME HAS BEEN BELOW THE HIGHEST OF THE HIGH WATERMARKS OF THE OTAY RIVER, IN THE EVENT THE BOUNDARY OF SAID RIVER WAS BEEN ARTIFICIALLY RAISED OR IS NOW OR AT ANY TIME HAS BEEN BELOW THE MEAN WATERMARK, IF SAID RIVER IS IN ITS NATURAL STATE
   B. SOME PORTION OF SAID LAND HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO SUCH PORTION SO CREATED.
   C. SOME PORTION OF SAID LAND HAS BEEN BROUGHT WITHIN THE BOUNDARIES THEREOF BY AN AVULSIVE MOVEMENT OF THE OTAY RIVER, OR HAS BEEN FORMED BY ACCRETION TO ANY SUCH PORTION.
2. RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHERY WHICH MAY EXIST OVER THAT PORTION OF SAID LAND LYING BENEATH THE WATERS OF THE RIVER OR STREAM AREAS MENTIONED.
3. ANY RIGHTS, INTEREST, OR EASEMENTS IN FAVOR OF THE PUBLIC, WHICH EXIST OR IS CLAIMED TO EXIST OVER A PORTION OF SAID LAND WHICH PRESENTLY IS, OR HAS EVER BEEN THE FIRST, BEEN COVERED BY WATER.
4. THE RIGHT OF THE PUBLIC TO USE THAT PORTION LYING WITHIN ROAD SURVEY NO. 164-4, SECOND ROAD DISTRICT, AS SHOWN ON THE ORIGINAL RECORDS IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.

(1) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSES: PUBLIC UTILITIES, WARTERS, EXPRESS
RECORDED: JULY 12, 1910 IN BOOK 684, PAGE 116 OF DEEDS AND MODIFIED BY DOCUMENT RECORDED IN BOOK 684, PAGE 388 OF DEEDS
AFFECTS: AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT WAS MODIFIED BY DOCUMENT RECORDED JANUARY 17, 1917 IN BOOK 791, PAGE 498 OF DEEDS AND BY DOCUMENT RECORDED AUGUST 23, 1962 AS DOCUMENT NO.144818 OF OFFICIAL RECORDS.
AFFECTS: PARCEL 1 OF PARCELS A AND B

(2) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSES: PUBLIC UTILITIES, EXPRESS
RECORDED: DOCUMENT 78, 19200 IN BOOK 9870, PAGE 205 OF DEEDS
AFFECTS: AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
AFFECTS: PARCEL 1 OF PARCELS A AND B

(3) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSES: PUBLIC UTILITIES, EXPRESS
RECORDED: AUGUST 12, 1936 IN BOOK 326, PAGE 229 OF OFFICIAL RECORDS
AFFECTS: AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
AFFECTS: PARCEL 3 OF PARCEL A

## LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CHULA VISTA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

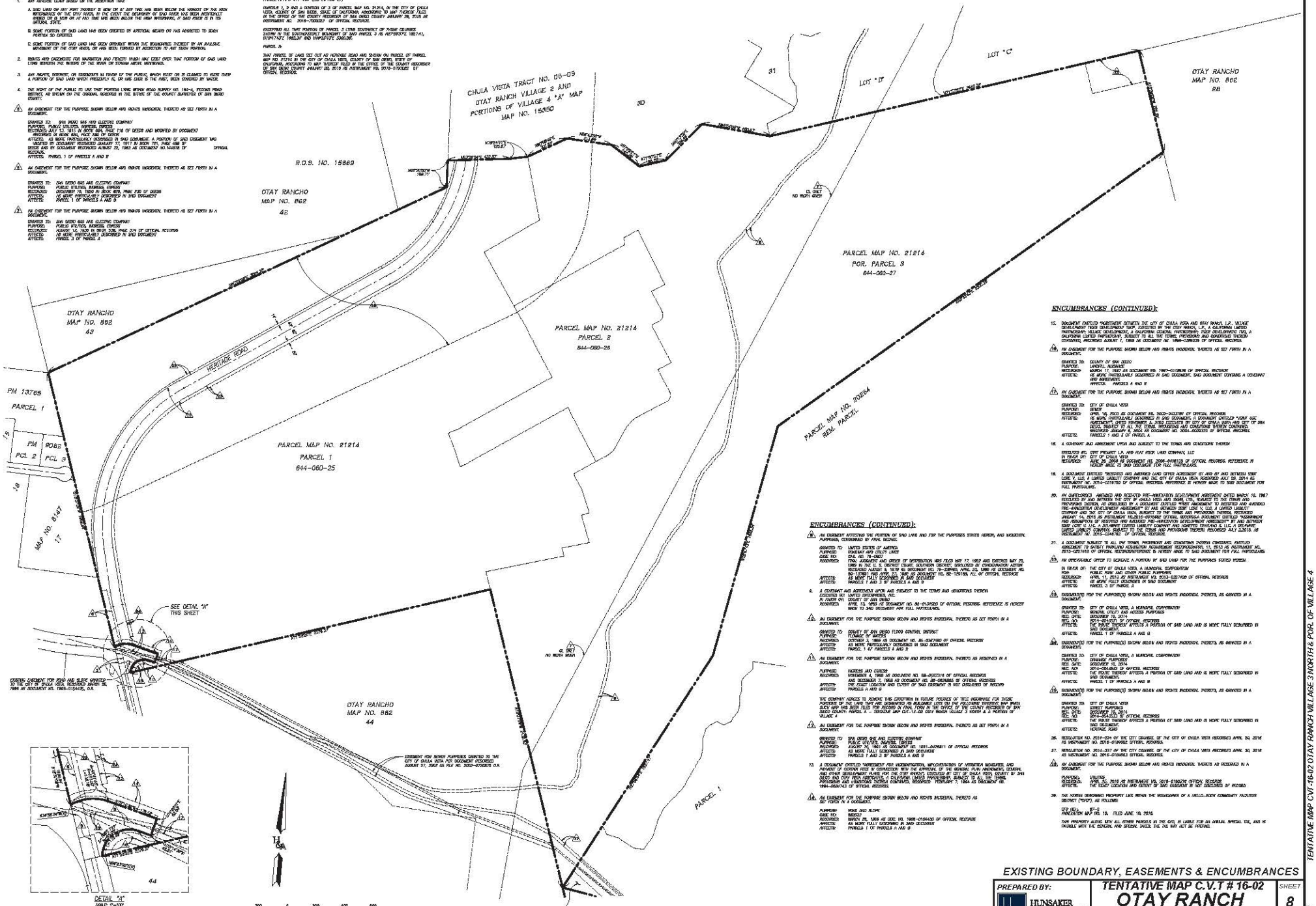
PARCEL A: APN 644-060-05, 26 AND 27:

PARCELS 1, 2 AND A PORTION OF 3 OF PARCEL MAP NO. 21214, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JANUARY 26, 2015 AS INSTRUMENT NO. 2015-0026257 OF OFFICIAL RECORDS.

EXCEPTING ALL THAT PORTION OF PARCEL 1 LYING SOUTHERLY OF THOSE COURSES SHOWN IN THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL 3 AS REPRESENTED HEREIN AS, N19°47'42"E 1982.29' AND N19°47'42"E 2068.29'.

PARCEL B:

THAT PARCEL OF LAND SET OUT AS HERITAGE ROAD AND SHOWN ON PARCEL OF PARCEL MAP NO. 21214 IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JANUARY 26, 2015 AS INSTRUMENT NO. 2015-0026257 OF OFFICIAL RECORDS.




## ENCUMBRANCES (CONTINUED):

(4) AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, ACQUIRED BY FINAL DECREE.
GRANTED TO: UNITED STATES OF AMERICA
PURPOSE: ROADWAY AND UTILITY LINES
CASE NO.: CIVIL NO. 71-68-T
RECORDED: FINAL ORDER AND ORDER OF DISTRIBUTION WAS FILED MAY 17, 1972 AND ENTERED MAY 30, 1972 IN CIVIL NO. 71-68-T, U.S. DISTRICT COURT, SOUTHERN DISTRICT OF CALIFORNIA, A CERTIFICATE OF CONDEMNATION ACTION RECORDED AUGUST 9, 1978 AS DOCUMENT NO. 78-329965, APRIL 30, 1980 AS DOCUMENT NO. 80-137621 AND APRIL 27, 1982 AS DOCUMENT NO. 82-129768, ALL OF OFFICIAL RECORDS
AFFECTS: AS MORE FULLY DESCRIBED IN SAID DOCUMENT
AFFECTS: PARCELS 1 AND 3 OF PARCELS A AND B

(5) A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN
EXECUTED BY: LIMITED ENTERPRISES, INC.
IN FAVOR OF: COUNTY OF SAN DIEGO
RECORDED: APRIL 13, 1953 AS DOCUMENT NO. 53-61,290 OF OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

(6) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: COUNTY OF SAN DIEGO FLOOD CONTROL DISTRICT
PURPOSE: FLOWAGE OF WATERS
RECORDED: OCTOBER 3, 1955 AS DOCUMENT NO. 85-63624B OF OFFICIAL RECORDS
AFFECTS: AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
AFFECTS: PARCEL 1 OF PARCELS A AND B

(7) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT.
PURPOSE: ACCESS AND EGRESS
RECORDED: NOVEMBER 4, 1968 AS DOCUMENTS NO. 68-215274 OF OFFICIAL RECORDS AND DECEMBER 2, 1968 AS DOCUMENT NO. 68-224828 OF OFFICIAL RECORDS
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD
AFFECTS: PARCELS A AND B

THE COMPANY AGREES TO REMOVE THIS EXCEPTION IN FUTURE POLICIES OF TITLE INSURANCE FOR THOSE PORTIONS OF THE LAND THAT ARE DESIGNATED AS BUILDABLE LOTS ON THE FOLLOWING TENTATIVE MAP WHICH SUCH MAP HAS BEEN FILED FOR RECORD IN CIVIL FORM IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY: PARCEL A – TENTATIVE MAP CVT-13-02 OTAY RANCH VILLAGE 3 NORTH & A PORTION OF VILLAGE 4

(8) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INCIDENTAL EXPRESS
RECORDED: AUGUST 31, 1967 AS DOCUMENT NO. 1967-0439611 OF OFFICIAL RECORDS
AFFECTS: AS MORE FULLY DESCRIBED IN SAID DOCUMENT
AFFECTS: PARCELS 1 AND 3 OF PARCELS A AND B

(9) A DOCUMENT ENTITLED "AGREEMENT FOR INDEMNIFICATION, IMPLEMENTATION OF MITIGATION MEASURES, AND PAYMENT OF CERTAIN FEES IN CONNECTION WITH THE APPROVAL OF THE GENERAL PLAN AMENDMENT, GENERAL AND OTHER DEVELOPMENT PLANS FOR THE OTAY RANCH'S EXCLUSIVE AT CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, AND OTAY VISTA ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED FEBRUARY 7, 1994 AS DOCUMENT NO. 1994-0068743 OF OFFICIAL RECORDS.

(10) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
PURPOSE: ROAD AND SLOPE
CASE NO.: 569022
RECORDED: MARCH 28, 1968 AS DOC. NO. 1968-0164430 OF OFFICIAL RECORDS
AFFECTS: AS MORE FULLY DESCRIBED IN SAID DOCUMENT
AFFECTS: PARCELS 1 OF PARCELS A AND B

## ENCUMBRANCES (CONTINUED):

15. DOCUMENT ENTITLED "AGREEMENT BETWEEN THE CITY OF CHULA VISTA AND OTAY RANCH, L.P., VILLAGE DEVELOPMENT TRUST DEVELOPMENT TRUST, EXECUTED BY THE CITY MANAGER, L.P., A CALIFORNIA LIMITED PARTNERSHIP, VILLAGE DEVELOPMENT, A CALIFORNIA GENERAL PARTNERSHIP, TRUST DEVELOPMENT TRU, A CALIFORNIA LIMITED PARTNERSHIP, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED AUGUST 1, 1988 AS DOCUMENT NO. 1988-0389629 OF OFFICIAL RECORDS.

(11) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: COUNTY OF SAN DIEGO
PURPOSE: LANDFILL NUISANCE
RECORDED: MARCH 17, 1987 AS DOCUMENT NO. 1987-0118528 OF OFFICIAL RECORDS
AFFECTS: AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. SAID DOCUMENT CONTAINS A COVENANT AND AMENDMENT.
AFFECTS: PARCELS A AND B

(12) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: CITY OF CHULA VISTA
PURPOSE: SEWER
RECORDED: APRIL 19, 2004 AS DOCUMENT NO. 2002-0432391 OF OFFICIAL RECORDS
AFFECTS: AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. A DOCUMENT ENTITLED "JOINT USE AGREEMENT" DATED NOVEMBER 4, 2003 EXECUTED BY THE CITY OF CHULA VISTA AND CITY OF SAN DIEGO, RECORDED JANUARY 6, 2004 AS DOCUMENT NO. 2004-0026220 OF OFFICIAL RECORDS.
AFFECTS: PARCELS 1 AND 2 OF PARCEL 4

16. A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN
EXECUTED BY: OTAY PROJECT L.P. AND FLAT ROCK LAND COMPANY, LLC
IN FAVOR OF: CITY OF CHULA VISTA
DATED: JUNE 24, 2004 AS DOCUMENT NO. 2004-0456115 OF OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

18. A DOCUMENT ENTITLED "RESTATED AND AMENDED LAND OFFER AGREEMENT BY AND BY AND BETWEEN OTAY LOOP V, LLC, A LIMITED LIABILITY COMPANY AND THE CITY OF CHULA VISTA, RECORDED JULY 29, 2014 AS INSTRUMENT NO. 2014-0319750 OF OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

20. AN UNRECORDED AMENDED AND RESTATED PRE-ANNEXATION DEVELOPMENT AGREEMENT DATED MARCH 16, 1967 EXECUTED BY AND BETWEEN THE CITY OF CHULA VISTA AND SHARP CTR, SUBJECT TO THE TERMS AND PROVISIONS THEREIN, AS DISCLOSED BY A DOCUMENT ENTITLED WRITTEN AMENDMENT TO RESTATED AND AMENDED PRE-ANNEXATION DEVELOPMENT AGREEMENT" BY AND BETWEEN SHARP LOOP V, LLC, A LIMITED LIABILITY COMPANY AND THE CITY OF CHULA VISTA, SUBJECT TO THE TERMS AND PROVISIONS THEREIN, RECORDED JANUARY 16, 2015 AS INSTRUMENT NO.2015-0019400 OF OFFICIAL RECORDS.A DOCUMENT ENTITLED "AGREEMENT AND ASSUMPTION OF RESTATED AND AMENDED PRE-ANNEXATION DEVELOPMENT AGREEMENT" BY AND BETWEEN SHARP LOOP V, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SHARTED CHULA V, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUBJECT TO THE TERMS AND PROVISIONS THEREIN, RECORDED JULY 3,2015 AS INSTRUMENT NO. 2015-0344150 OF OFFICIAL RECORDS.

21. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, ENTITLED AGREEMENT TO SATISFY PARKLAND ACQUISITION REQUIREMENT RECORDED MARCH 13, 2013 AS INSTRUMENT NO. 2013-0074109 OF OFFICIAL RECORDS.REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

(13) AN IRREVOCABLE OFFER TO DEDICATE A PORTION OF SAID LAND FOR THE PURPOSES STATED HEREIN.
IN FAVOR OF: THE CITY OF CHULA VISTA, A MUNICIPAL CORPORATION
FOR: PUBLIC PARK AND OPEN SPACE PUBLIC PURPOSES
RECORDED: APRIL 17, 2013 AS INSTRUMENT NO. 2013-0227439 OF OFFICIAL RECORDS
AFFECTS: AS MORE FULLY DESCRIBED IN SAID DOCUMENT
AFFECTS: PARCEL 3 OF PARCEL A

(14) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
GRANTED TO: CITY OF CHULA VISTA, A MUNICIPAL CORPORATION
PURPOSE: GENERAL UTILITY AND ACCESS PURPOSES
RES. DATE: DECEMBER 19, 2014
RES. NO.: 2014-0345201 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT
AFFECTS: PARCEL 1 OF PARCELS A AND B

(15) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
GRANTED TO: CITY OF CHULA VISTA, A MUNICIPAL CORPORATION
PURPOSE: DRAINAGE PURPOSES
RES. DATE: DECEMBER 19, 2014
RES. NO.: 2014-0345202 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
AFFECTS: PARCEL 1 OF PARCELS A AND B

(16) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
GRANTED TO: CITY OF CHULA VISTA
PURPOSE: STREET PURPOSES
RES. DATE: DECEMBER 19, 2014
RES. NO.: 2014-0345203 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
AFFECTS: PERIMETER ROAD

26. RESOLUTION NO. 2014-054 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA RECORDED APRIL 04, 2014 AS INSTRUMENT NO. 2014-0096252 OF OFFICIAL RECORDS.

27. RESOLUTION NO. 2014-337 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA RECORDED APRIL 30, 2014 AS INSTRUMENT NO. 2014-0144813 OF OFFICIAL RECORDS.

(17) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT.
PURPOSES: UTILITIES
RESERVED: APRIL 03, 2015 AS INSTRUMENT NO. 2015-0160216 OFFICIAL RECORDS
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

29. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF A MELLO-ROOS COMMUNITY FACILITIES DISTRICT (WHICH) AS FOLLOWS:
CFD NO.: 07-2
ANNEXATION MAP NO. 10, FILED JUNE 10, 2016.
THIS PROPERTY ALONG WITH ALL OTHER PARCELS IN THE CFD, IS LIABLE FOR AN ANNUAL SPECIAL TAX, AND IS PAYABLE WITH THE GENERAL AND SPECIAL TAXES. THE TAX MAY NOT BE PAYING.

EXISTING BOUNDARY, EASEMENTS & ENCUMBRANCES

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples St.
ENGINEERING San Diego, Ca 92121
SURVEYING PHONE(858)558-4500 FAX(858)558-1414

TENTATIVE MAP C.V.T # 16-02
OTAY RANCH
VILLAGE 3 NORTH &
A PORTION OF VILLAGE 4
City Of Chula Vista, California

SHEET 8 OF 9

H.A. 3362-3615

TENTATIVE MAP CVT-16-02 OTAY RANCH VILLAGE 3 NORTH & POR. OF VILLAGE 4

## NEIGHBORHOOD R-1

| LOT # | LOT AREA | TARGET LOT SIZE |
|---|---|---|
| 1 | 3,474 | 44'x62' |
| 2 | 2,790 | 44'x62' |
| 3 | 2,790 | 44'x62' |
| 4 | 2,790 | 44'x62' |
| 5 | 3,314 | 44'x62' |
| 6 | 3,341 | 44'x62' |
| 7 | 2,777 | 44'x62' |
| 8 | 2,790 | 44'x62' |
| 9 | 2,790 | 44'x62' |
| 10 | 3,447 | 44'x62' |
| 11 | 3,393 | 44'x62' |
| 12 | 3,034 | 44'x62' |
| 13 | 3,102 | 44'x62' |
| 14 | 2,970 | 44'x62' |
| 15 | 3,475 | 44'x62' |
| 16 | 3,354 | 44'x62' |
| 17 | 2,728 | 44'x62' |
| 18 | 2,914 | 44'x62' |
| 19 | 2,731 | 44'x62' |
| 20 | 4,902 | 44'x62' |
| 21 | 3,936 | 44'x62' |
| 22 | 2,883 | 44'x62' |
| 23 | 2,883 | 44'x62' |
| 24 | 2,883 | 44'x62' |
| 25 | 2,882 | 44'x62' |
| 26 | 3,400 | 44'x62' |
| 27 | 8,701 | 50'x90' |
| 28 | 6,339 | 50'x90' |
| 29 | 5,237 | 50'x90' |
| 30 | 11,324 | 50'x90' |
| 31 | 4,511 | 44'x62' |
| 32 | 4,068 | 44'x62' |
| 33 | 4,098 | 44'x62' |
| 34 | 5,346 | 44'x62' |
| 35 | 3,787 | 44'x62' |
| 36 | 3,672 | 44'x62' |
| 37 | 4,628 | 44'x62' |
| 38 | 5,264 | 44'x62' |
| 39 | 5,568 | 48'x65' |
| 40 | 4,634 | 48'x65' |
| 41 | 4,144 | 48'x65' |
| 42 | 3,918 | 48'x65' |
| 43 | 3,805 | 48'x65' |
| 44 | 3,589 | 48'x65' |
| 45 | 3,490 | 48'x65' |
| 46 | 3,592 | 48'x65' |
| 47 | 3,676 | 48'x65' |
| 48 | 3,676 | 48'x65' |
| 49 | 3,886 | 48'x65' |
| 50 | 3,844 | 48'x65' |
| 51 | 5,656 | 55'x60' |
| 52 | 5,693 | 55'x60' |
| 53 | 5,299 | 55'x60' |
| 54 | 5,356 | 55'x60' |
| 55 | 5,355 | 55'x60' |
| 121 | 10,961 | 50'x90' |
| 122 | 8,129 | 50'x90' |
| 123 | 7,607 | 50'x90' |
| 124 | 7,789 | 50'x90' |
| 125 | 6,212 | 50'x90' |
| 126 | 5,984 | 50'x90' |
| 127 | 5,750 | 50'x90' |
| 128 | 5,683 | 50'x90' |
| 129 | 5,364 | 48'x75' |
| 130 | 5,459 | 48'x75' |
| 131 | 5,662 | 48'x75' |
| 132 | 5,597 | 48'x75' |
| 133 | 5,863 | 48'x75' |
| 134 | 7,466 | 55'x90' |
| 135 | 6,722 | 55'x90' |
| 136 | 6,385 | 55'x90' |
| 137 | 6,180 | 55'x90' |
| 138 | 6,165 | 55'x90' |
| 139 | 5,870 | 55'x90' |
| 140 | 5,446 | 50'x90' |
| 141 | 5,669 | 50'x90' |
| 142 | 5,528 | 50'x90' |
| 143 | 5,297 | 48'x75' |
| 144 | 5,221 | 48'x75' |
| 145 | 5,770 | 48'x75' |
| RES. SUBTOTAL SF | 381,708 | |
| RES. SUBTOTAL AC | 8.8 | |
| MAX | 11,324 | |
| MIN | 2,728 | |
| RES. AVG LOT SIZE | 4,771 | |
| CIRCULATION SF | 158,436 | |
| CIRCULATION AC | 3.6 | |
| **TOTAL SF** | 540,144 | |
| **TOTAL AC** | 12.4 | |

## NEIGHBORHOOD R-2

| LOT # | LOT AREA | TARGET LOT SIZE |
|---|---|---|
| 56 | 4,885 | 50'x90' |
| 57 | 4,870 | 50'x90' |
| 58 | 5,062 | 50'x90' |
| 59 | 5,805 | 50'x90' |
| 60 | 5,865 | 50'x90' |
| 61 | 6,338 | 50'x90' |
| 62 | 5,767 | 55'x90' |
| 63 | 5,489 | 55'x90' |
| 64 | 6,248 | 55'x90' |
| 65 | 5,790 | 55'x90' |
| 66 | 5,448 | 55'x90' |
| 67 | 5,552 | 55'x90' |
| 68 | 5,455 | 55'x90' |
| 69 | 4,886 | 50'x90' |
| 70 | 5,010 | 50'x90' |
| 71 | 5,474 | 50'x90' |
| 72 | 4,756 | 50'x90' |
| 73 | 4,702 | 50'x90' |
| 74 | 4,922 | 50'x90' |
| 75 | 4,716 | 50'x90' |
| 76 | 4,775 | 50'x90' |
| 77 | 6,556 | 55'x90' |
| 78 | 5,773 | 55'x90' |
| 79 | 6,622 | 55'x90' |
| 80 | 6,447 | 55'x90' |
| 81 | 7,328 | 55'x90' |
| 82 | 6,941 | 55'x90' |
| 83 | 6,871 | 55'x90' |
| 84 | 6,846 | 55'x90' |
| 85 | 6,405 | 50'x90' |
| 86 | 7,796 | 50'x90' |
| 87 | 6,452 | 50'x90' |
| 88 | 6,335 | 50'x90' |
| 89 | 6,957 | 50'x90' |
| 90 | 8,227 | 50'x90' |
| 91 | 6,520 | 50'x90' |
| 92 | 6,393 | 50'x90' |
| 93 | 6,994 | 55'x90' |
| 94 | 6,834 | 55'x90' |
| 95 | 7,160 | 55'x90' |
| 96 | 6,694 | 55'x90' |
| 97 | 6,479 | 55'x90' |
| 98 | 5,477 | 55'x90' |
| 99 | 4,771 | 48'x75' |
| 100 | 4,761 | 48'x75' |
| 101 | 4,686 | 48'x75' |
| 102 | 4,536 | 48'x75' |
| 103 | 4,304 | 48'x75' |
| 104 | 5,036 | 48'x75' |
| 105 | 9,257 | 50'x90' |
| 106 | 6,820 | 50'x90' |
| 107 | 5,895 | 50'x90' |
| 108 | 7,650 | 50'x90' |
| 109 | 5,929 | 50'x90' |
| 110 | 5,030 | 50'x90' |
| 111 | 9,041 | 50'x90' |
| 112 | 10,215 | 55'x90' |
| 113 | 6,443 | 55'x90' |
| 114 | 5,735 | 55'x90' |
| 115 | 7,218 | 55'x90' |
| 116 | 7,037 | 55'x90' |
| 117 | 9,744 | 55'x90' |
| 118 | 7,342 | 55'x90' |
| 119 | 6,892 | 55'x90' |
| 120 | 6,897 | 55'x90' |
| RES. SUBTOTAL SF | 405,161 | |
| RES. SUBTOTAL AC | 9.3 | |
| MAX | 10,215 | |
| MIN | 4,304 | |
| RES. AVG LOT SIZE | 6,233 | |
| CIRCULATION SF | 130,627 | |
| CIRCULATION AC | 3.0 | |
| **TOTAL SF** | 535,788 | |
| **TOTAL AC** | 12.30 | |

## NEIGHBORHOOD R-3

| LOT # | LOT AREA | TARGET LOT SIZE |
|---|---|---|
| 146 | 4,757 | 48'x65' |
| 147 | 3,357 | 48'x65' |
| 148 | 3,347 | 48'x65' |
| 149 | 3,347 | 48'x65' |
| 150 | 3,357 | 48'x65' |
| 151 | 3,346 | 48'x65' |
| 152 | 2,959 | 44'x62' |
| 153 | 2,949 | 44'x62' |
| 154 | 2,949 | 44'x62' |
| 155 | 2,939 | 44'x62' |
| 156 | 2,948 | 44'x62' |
| 157 | 2,939 | 44'x62' |
| 158 | 2,968 | 44'x62' |
| 159 | 3,200 | 44'x62' |
| 160 | 3,665 | 48'x65' |
| 161 | 3,449 | 48'x65' |
| 162 | 3,449 | 48'x65' |
| 163 | 3,439 | 48'x65' |
| 164 | 3,449 | 48'x65' |
| 165 | 3,429 | 48'x65' |
| 166 | 3,025 | 44'x62' |
| 167 | 3,015 | 44'x62' |
| 168 | 3,015 | 44'x62' |
| 169 | 3,249 | 44'x62' |
| 170 | 3,235 | 44'x62' |
| 171 | 3,676 | 44'x62' |
| 172 | 5,779 | 48'x65' |
| 173 | 4,318 | 48'x65' |
| 174 | 4,224 | 48'x65' |
| 175 | 4,236 | 48'x65' |
| 176 | 4,224 | 48'x65' |
| 177 | 4,183 | 48'x65' |
| 178 | 3,762 | 44'x62' |
| 179 | 3,762 | 44'x62' |
| 180 | 3,714 | 44'x62' |
| 181 | 3,702 | 44'x62' |
| 182 | 3,702 | 44'x62' |
| 183 | 4,049 | 44'x62' |
| 184 | 4,760 | 48'x65' |
| 185 | 4,194 | 48'x65' |
| 186 | 4,206 | 48'x65' |
| 187 | 4,156 | 48'x65' |
| 188 | 4,131 | 48'x65' |
| 189 | 4,131 | 48'x65' |
| 190 | 4,131 | 48'x65' |
| 191 | 3,690 | 44'x62' |
| 192 | 3,658 | 44'x62' |
| 193 | 3,658 | 44'x62' |
| 194 | 3,658 | 44'x62' |
| 195 | 3,646 | 44'x62' |
| 196 | 3,646 | 44'x62' |
| 197 | 4,477 | 44'x62' |
| 198 | 4,522 | 48'x65' |
| 199 | 3,331 | 48'x65' |
| 200 | 3,341 | 48'x65' |
| 201 | 3,351 | 48'x65' |
| 202 | 3,351 | 48'x65' |
| 203 | 3,351 | 48'x65' |
| 204 | 3,331 | 48'x65' |
| 205 | 2,964 | 44'x62' |
| 206 | 2,939 | 44'x62' |
| 207 | 2,939 | 44'x62' |
| 208 | 2,978 | 44'x62' |
| 209 | 2,997 | 44'x62' |
| 210 | 2,987 | 44'x62' |
| 211 | 3,210 | 44'x62' |
| 212 | 3,695 | 48'x65' |
| 213 | 3,509 | 48'x65' |
| 214 | 3,519 | 48'x65' |
| 215 | 3,519 | 48'x65' |
| 216 | 3,498 | 48'x65' |
| 217 | 3,488 | 48'x65' |
| 218 | 3,083 | 44'x62' |
| 219 | 3,052 | 44'x62' |
| 220 | 3,052 | 44'x62' |
| 221 | 3,042 | 44'x62' |
| 222 | 2,964 | 44'x62' |
| 223 | 3,508 | 44'x62' |
| 224 | 5,221 | 48'x65' |
| 225 | 4,114 | 48'x65' |
| 226 | 4,263 | 48'x65' |
| 227 | 4,251 | 48'x65' |
| 228 | 4,251 | 48'x65' |
| 229 | 4,117 | 48'x65' |
| 230 | 3,746 | 44'x62' |
| 231 | 3,734 | 44'x62' |
| 232 | 3,722 | 44'x62' |
| 233 | 3,734 | 44'x62' |
| 234 | 3,722 | 44'x62' |
| 235 | 4,062 | 44'x62' |
| 236 | 4,841 | 48'x65' |
| 237 | 4,179 | 48'x65' |
| 238 | 4,191 | 48'x65' |
| 239 | 4,179 | 48'x65' |
| 240 | 4,191 | 48'x65' |
| 241 | 4,179 | 48'x65' |
| 242 | 4,070 | 48'x65' |
| 243 | 3,736 | 44'x62' |
| 244 | 3,699 | 44'x62' |
| 245 | 3,663 | 44'x62' |
| 246 | 3,651 | 44'x62' |
| 247 | 3,651 | 44'x62' |
| 248 | 3,651 | 44'x62' |
| 249 | 4,602 | 44'x62' |
| RES. SUBTOTAL SF | 382,195 | |
| RES. SUBTOTAL AC | 8.8 | |
| MAX | 5,779 | |
| MIN | 2,939 | |
| RES. AVG LOT SIZE | 3,675 | |
| CIRCULATION SF | 114,389 | |
| CIRCULATION AC | 2.6 | |
| **TOTAL SF** | 496,584 | |
| **TOTAL AC** | 11.40 | |

## NEIGHBORHOOD R-4

| LOT # | LOT AREA | TARGET LOT SIZE |
|---|---|---|
| 250 | 4,702 | 48'x65' |
| 251 | 3,588 | 48'x65' |
| 252 | 3,588 | 48'x65' |
| 253 | 3,599 | 48'x65' |
| 254 | 3,588 | 48'x65' |
| 255 | 3,642 | 48'x65' |
| 256 | 4,156 | 48'x75' |
| 257 | 4,143 | 48'x75' |
| 258 | 4,156 | 48'x75' |
| 259 | 4,141 | 48'x75' |
| 260 | 4,188 | 48'x75' |
| 261 | 4,081 | 48'x75' |
| 262 | 3,871 | 48'x75' |
| 263 | 3,669 | 48'x65' |
| 264 | 3,669 | 48'x65' |
| 265 | 3,669 | 48'x65' |
| 266 | 3,680 | 48'x65' |
| 267 | 3,680 | 48'x65' |
| 268 | 3,680 | 48'x65' |
| 269 | 4,109 | 48'x75' |
| 270 | 4,069 | 48'x75' |
| 271 | 4,014 | 48'x75' |
| 272 | 3,959 | 48'x75' |
| 273 | 3,770 | 48'x75' |
| 274 | 4,440 | 48'x75' |
| 275 | 4,545 | 48'x65' |
| 276 | 3,787 | 48'x65' |
| 277 | 3,804 | 48'x65' |
| 278 | 3,761 | 48'x65' |
| 279 | 3,707 | 48'x65' |
| 280 | 3,712 | 48'x65' |
| 281 | 4,298 | 48'x75' |
| 282 | 4,104 | 48'x75' |
| 283 | 4,104 | 48'x75' |
| 284 | 4,104 | 48'x75' |
| 285 | 4,104 | 48'x75' |
| 286 | 4,092 | 48'x75' |
| 287 | 3,425 | 48'x65' |
| 288 | 3,557 | 48'x65' |
| 289 | 3,593 | 48'x65' |
| 290 | 3,497 | 48'x65' |
| 291 | 3,482 | 48'x65' |
| 292 | 3,558 | 48'x65' |
| 293 | 3,479 | 48'x65' |
| 294 | 4,012 | 48'x75' |
| 295 | 3,996 | 48'x75' |
| 296 | 3,996 | 48'x75' |
| 297 | 3,996 | 48'x75' |
| 298 | 3,996 | 48'x75' |
| 299 | 4,836 | 48'x75' |
| 300 | 4,692 | 48'x65' |
| 301 | 3,609 | 48'x65' |
| 302 | 3,609 | 48'x65' |
| 303 | 3,609 | 48'x65' |
| 304 | 3,620 | 48'x65' |
| 305 | 3,620 | 48'x65' |
| 306 | 4,110 | 48'x75' |
| 307 | 4,110 | 48'x75' |
| 308 | 4,110 | 48'x75' |
| 309 | 4,110 | 48'x75' |
| 310 | 4,110 | 48'x75' |
| 311 | 4,110 | 48'x75' |
| 312 | 4,142 | 48'x75' |
| 313 | 3,679 | 48'x65' |
| 314 | 3,690 | 48'x65' |
| 315 | 3,690 | 48'x65' |
| 316 | 3,690 | 48'x65' |
| 317 | 3,679 | 48'x65' |
| 318 | 3,690 | 48'x65' |
| 319 | 4,201 | 48'x75' |
| 320 | 4,188 | 48'x75' |
| 321 | 4,201 | 48'x75' |
| 322 | 4,188 | 48'x75' |
| 323 | 4,139 | 48'x75' |
| 324 | 4,765 | 48'x75' |
| RES. SUBTOTAL SF | 294,757 | |
| RES. SUBTOTAL AC | 6.8 | |
| MAX | 4,836 | |
| MIN | 3,425 | |
| RES. AVG LOT SIZE | 3,930 | |
| CIRCULATION SF | 119,063 | |
| CIRCULATION AC | 2.7 | |
| **TOTAL SF** | 413,820 | |
| **TOTAL AC** | 9.50 | |

## NEIGHBORHOOD R-5

| LOT # | LOT AREA | TARGET LOT SIZE |
|---|---|---|
| 325 | 6,385 | 55'x90' |
| 326 | 5,150 | 55'x90' |
| 327 | 5,178 | 55'x90' |
| 328 | 5,400 | 55'x90' |
| 329 | 5,470 | 55'x90' |
| 330 | 5,905 | 55'x90' |
| 331 | 5,533 | 50'x90' |
| 332 | 5,502 | 50'x90' |
| 333 | 5,502 | 50'x90' |
| 334 | 5,502 | 50'x90' |
| 335 | 5,434 | 50'x90' |
| 336 | 5,480 | 55'x90' |
| 337 | 5,378 | 55'x90' |
| 338 | 5,364 | 55'x90' |
| 339 | 5,364 | 55'x90' |
| 340 | 5,364 | 55'x90' |
| 341 | 5,364 | 55'x90' |
| 342 | 5,345 | 50'x90' |
| 343 | 5,406 | 50'x90' |
| 344 | 5,391 | 50'x90' |
| 345 | 5,406 | 50'x90' |
| 346 | 5,406 | 50'x90' |
| 347 | 6,610 | 50'x90' |
| 348 | 5,381 | 55'x90' |
| 349 | 5,440 | 55'x90' |
| 350 | 5,461 | 55'x90' |
| 351 | 5,463 | 55'x90' |
| 352 | 5,465 | 55'x90' |
| 353 | 5,449 | 55'x90' |
| 354 | 4,979 | 50'x90' |
| 355 | 4,981 | 50'x90' |
| 356 | 1,983 | 50'x90' |
| 357 | 1,985 | 50'x90' |
| 358 | 1,987 | 50'x90' |
| 359 | 4,927 | 50'x90' |
| 360 | 5,537 | 55'x90' |
| 361 | 5,551 | 55'x90' |
| 362 | 5,537 | 55'x90' |
| 363 | 5,537 | 55'x90' |
| 364 | 6,490 | 55'x90' |
| 365 | 4,925 | 50'x90' |
| 366 | 4,857 | 50'x90' |
| 367 | 5,684 | 50'x90' |
| 368 | 4,659 | 50'x90' |
| 369 | 4,643 | 50'x90' |
| 370 | 4,577 | 50'x90' |
| RES. SUBTOTAL SF | 238,337 | |
| RES. SUBTOTAL AC | 5.5 | |
| MAX | 6,610 | |
| MIN | 1,983 | |
| RES. AVG LOT SIZE | 5,181 | |
| CIRCULATION SF | 88,363 | |
| CIRCULATION AC | 2.0 | |
| **TOTAL SF** | 326,700 | |
| **TOTAL AC** | 7.50 | |

## NEIGHBORHOOD R-6

| LOT # | LOT AREA | TARGET LOT SIZE |
|---|---|---|
| 770 | 2,728 | 44'x62' |
| 771 | 2,728 | 44'x62' |
| 772 | 2,728 | 44'x62' |
| 773 | 2,728 | 44'x62' |
| 774 | 2,728 | 44'x62' |
| 775 | 2,728 | 44'x62' |
| 776 | 2,728 | 44'x62' |
| 777 | 2,731 | 44'x62' |
| 778 | 3,006 | 44'x62' |
| 779 | 2,964 | 44'x62' |
| 780 | 2,781 | 44'x62' |
| 781 | 3,231 | 44'x62' |
| 782 | 4,064 | 44'x62' |
| 783 | 4,272 | 44'x62' |
| 784 | 4,254 | 44'x62' |
| 785 | 3,992 | 44'x62' |
| 786 | 4,300 | 44'x62' |
| 787 | 3,612 | 44'x62' |
| 788 | 3,012 | 44'x62' |
| 789 | 3,013 | 44'x62' |
| 790 | 3,014 | 44'x62' |
| 791 | 3,303 | 44'x62' |
| 792 | 3,106 | 44'x62' |
| 793 | 5,057 | 44'x62' |
| 794 | 3,569 | 44'x62' |
| 795 | 3,959 | 44'x62' |
| 796 | 3,590 | 44'x62' |
| 797 | 3,327 | 44'x62' |
| 798 | 3,871 | 44'x62' |
| 799 | 5,231 | 44'x62' |
| 800 | 3,382 | 44'x62' |
| 801 | 3,207 | 44'x62' |
| 802 | 2,870 | 44'x62' |
| 803 | 3,868 | 44'x62' |
| 804 | 3,340 | 44'x62' |
| 805 | 3,311 | 44'x62' |
| 806 | 3,292 | 44'x62' |
| 807 | 3,300 | 44'x62' |
| 808 | 3,907 | 44'x62' |
| 809 | 3,105 | 44'x62' |
| 810 | 2,753 | 44'x62' |
| 811 | 2,730 | 44'x62' |
| 812 | 2,728 | 44'x62' |
| 813 | 3,080 | 44'x62' |
| RES. SUBTOTAL SF | 147,228 | |
| RES. SUBTOTAL AC | 3.4 | |
| MAX | 5,231 | |
| MIN | 2,728 | |
| RES. AVG LOT SIZE | 3,346 | |
| CIRCULATION SF | 83,640 | |
| CIRCULATION AC | 1.9 | |
| **TOTAL SF** | 230,868 | |
| **TOTAL AC** | 5.30 | |

## NEIGHBORHOOD R-7

| LOT # | LOT AREA | TARGET LOT SIZE |
|---|---|---|
| 371 | 5,433 | 55'x90' |
| 372 | 5,438 | 55'x90' |
| 373 | 5,415 | 55'x90' |
| 374 | 5,290 | 55'x90' |
| 375 | 5,329 | 55'x90' |
| 376 | 5,330 | 55'x90' |
| 377 | 4,858 | 50'x90' |
| 378 | 4,858 | 50'x90' |
| 379 | 4,858 | 50'x90' |
| 380 | 4,909 | 50'x90' |
| 381 | 4,741 | 50'x90' |
| 389 | 6,549 | 55'x90' |
| 390 | 5,635 | 55'x90' |
| 391 | 5,638 | 55'x90' |
| 392 | 5,634 | 55'x90' |
| 393 | 5,700 | 55'x90' |
| 394 | 6,014 | 55'x90' |
| 395 | 5,547 | 50'x90' |
| 396 | 5,547 | 50'x90' |
| 397 | 5,547 | 50'x90' |
| 398 | 5,547 | 50'x90' |
| 399 | 6,956 | 50'x90' |
| RES. SUBTOTAL SF | 120,773 | |
| RES. SUBTOTAL AC | 2.8 | |
| MAX | 6,956 | |
| MIN | 4,741 | |
| RES. AVG LOT SIZE | 5,490 | |
| CIRCULATION SF | 44,755 | |
| CIRCULATION AC | 1.0 | |
| **TOTAL SF** | 165,528 | |
| **TOTAL AC** | 3.80 | |

## NEIGHBORHOOD R-8

| LOT # | LOT AREA | TARGET LOT SIZE |
|---|---|---|
| 382 | 4,358 | 44'x62' |
| 383 | 3,960 | 44'x62' |
| 384 | 3,635 | 44'x62' |
| 385 | 3,406 | 44'x62' |
| 386 | 3,277 | 44'x62' |
| 387 | 3,201 | 44'x62' |
| 388 | 3,265 | 44'x62' |
| 400 | 4,348 | 48'x65' |
| 401 | 3,406 | 48'x65' |
| 402 | 3,397 | 48'x65' |
| 403 | 3,621 | 48'x65' |
| 404 | 3,394 | 48'x65' |
| 405 | 3,348 | 48'x65' |
| 406 | 3,660 | 48'x75' |
| 407 | 3,699 | 48'x75' |
| 408 | 3,671 | 48'x75' |
| 409 | 3,680 | 48'x75' |
| 410 | 3,671 | 48'x75' |
| 411 | 4,693 | 48'x75' |
| 412 | 5,126 | 48'x65' |
| 413 | 4,091 | 48'x65' |
| 414 | 3,858 | 48'x65' |
| 415 | 3,858 | 48'x65' |
| 416 | 3,780 | 48'x65' |
| 417 | 3,928 | 48'x65' |
| 418 | 4,352 | 48'x75' |
| 419 | 4,352 | 48'x75' |
| 420 | 4,352 | 48'x75' |
| 421 | 4,265 | 48'x75' |
| 422 | 4,352 | 48'x75' |
| 423 | 4,940 | 48'x75' |
| 424 | 4,160 | 48'x65' |
| 425 | 3,250 | 48'x65' |
| 426 | 3,211 | 48'x65' |
| 427 | 3,264 | 48'x65' |
| 428 | 3,123 | 48'x65' |
| 429 | 3,256 | 48'x65' |
| 430 | 3,708 | 48'x75' |
| 431 | 3,697 | 48'x75' |
| 432 | 3,981 | 48'x75' |
| 433 | 3,750 | 48'x75' |
| 434 | 3,946 | 48'x75' |
| 435 | 4,488 | 48'x75' |
| RES. SUBTOTAL SF | 164,778 | |
| RES. SUBTOTAL AC | 3.8 | |
| MAX | 5,126 | |
| MIN | 3,123 | |
| RES. AVG LOT SIZE | 3,832 | |
| CIRCULATION SF | 74,802 | |
| CIRCULATION AC | 1.7 | |
| **TOTAL SF** | 239,580 | |
| **TOTAL AC** | 5.50 | |

## NEIGHBORHOOD R-9

| LOT # | LOT AREA | TARGET LOT SIZE |
|---|---|---|
| 436 | 5,860 | 48'x65' |
| 437 | 4,845 | 48'x65' |
| 438 | 4,795 | 48'x65' |
| 439 | 4,810 | 48'x65' |
| 440 | 5,336 | 48'x75' |
| 441 | 4,869 | 48'x75' |
| 442 | 4,870 | 48'x75' |
| 443 | 6,377 | 48'x75' |
| 444 | 5,766 | 48'x75' |
| 445 | 5,015 | 48'x75' |
| 446 | 4,397 | 48'x65' |
| 447 | 4,889 | 48'x65' |
| 448 | 4,961 | 48'x75' |
| 449 | 4,188 | 48'x75' |
| 450 | 4,146 | 48'x75' |
| 451 | 4,201 | 48'x75' |
| 452 | 4,196 | 48'x75' |
| 453 | 4,190 | 48'x75' |
| 454 | 4,435 | 48'x75' |
| 455 | 5,892 | 48'x75' |
| 456 | 6,701 | 48'x75' |
| 457 | 4,656 | 48'x75' |
| 458 | 4,411 | 48'x75' |
| 459 | 3,826 | 48'x75' |
| 460 | 4,393 | 48'x75' |
| 461 | 3,763 | 48'x75' |
| 462 | 3,761 | 48'x75' |
| 463 | 4,136 | 48'x75' |
| 464 | 5,738 | 48'x75' |
| 465 | 4,986 | 48'x75' |
| 466 | 4,596 | 48'x75' |
| 467 | 4,892 | 48'x75' |
| 468 | 5,988 | 48'x75' |
| 469 | 7,099 | 48'x75' |
| 470 | 6,245 | 48'x65' |
| 471 | 3,939 | 48'x65' |
| 472 | 3,729 | 48'x65' |
| 473 | 3,504 | 48'x65' |
| 474 | 3,504 | 48'x65' |
| 475 | 4,086 | 48'x65' |
| RES. SUBTOTAL SF | 191,991 | |
| RES. SUBTOTAL AC | 4.4 | |
| MAX | 7,099 | |
| MIN | 3,504 | |
| RES. AVG LOT SIZE | 4,800 | |
| CIRCULATION SF | 99,861 | |
| CIRCULATION AC | 2.3 | |
| **TOTAL SF** | 291,852 | |
| **TOTAL AC** | 6.70 | |

## NEIGHBORHOOD R-10

| LOT # | LOT AREA | TARGET LOT SIZE |
|---|---|---|
| 476 | 3,457 | 34'x75' |
| 477 | 2,599 | 34'x75' |
| 478 | 2,599 | 34'x75' |
| 479 | 2,599 | 34'x75' |
| 480 | 2,599 | 34'x75' |
| 481 | 2,599 | 34'x75' |
| 482 | 2,599 | 34'x75' |
| 483 | 2,599 | 34'x75' |
| 484 | 2,599 | 34'x75' |
| 485 | 2,599 | 34'x75' |
| 486 | 2,599 | 34'x75' |
| 487 | 2,599 | 34'x75' |
| 488 | 2,599 | 34'x75' |
| 489 | 2,599 | 34'x75' |
| 490 | 2,599 | 34'x75' |
| 491 | 2,599 | 34'x75' |
| 492 | 2,599 | 34'x75' |
| 493 | 2,599 | 34'x75' |
| 494 | 2,599 | 34'x75' |
| 495 | 2,561 | 34'x75' |
| 496 | 2,939 | 34'x75' |
| 497 | 3,535 | 34'x75' |
| 498 | 3,495 | 34'x75' |
| 499 | 2,830 | 34'x75' |
| 500 | 2,693 | 34'x75' |
| 501 | 2,696 | 34'x75' |
| 502 | 2,699 | 34'x75' |
| 503 | 2,702 | 34'x75' |
| 504 | 2,704 | 34'x75' |
| 505 | 2,707 | 34'x75' |
| 506 | 2,710 | 34'x75' |
| 507 | 2,712 | 34'x75' |
| 508 | 2,715 | 34'x75' |
| 509 | 2,718 | 34'x75' |
| 510 | 2,720 | 34'x75' |
| 511 | 2,723 | 34'x75' |
| 512 | 2,726 | 34'x75' |
| 513 | 2,728 | 34'x75' |
| 514 | 2,731 | 34'x75' |
| 515 | 2,734 | 34'x75' |
| 516 | 2,736 | 34'x75' |
| 517 | 2,739 | 34'x75' |
| 518 | 2,742 | 34'x75' |
| 519 | 3,531 | 34'x75' |
| 520 | 3,152 | 34'x75' |
| 521 | 2,771 | 34'x75' |
| 522 | 2,771 | 34'x75' |
| 523 | 2,771 | 34'x75' |
| 524 | 2,771 | 34'x75' |
| 525 | 2,771 | 34'x75' |
| 526 | 2,771 | 34'x75' |
| 527 | 2,771 | 34'x75' |
| 528 | 2,771 | 34'x75' |
| 529 | 2,772 | 34'x75' |
| 530 | 3,119 | 34'x75' |
| 531 | 3,542 | 34'x75' |
| 532 | 3,904 | 34'x75' |
| 533 | 4,499 | 34'x75' |
| 534 | 3,890 | 34'x75' |
| 535 | 3,393 | 34'x75' |
| 536 | 3,227 | 34'x75' |
| 537 | 2,914 | 34'x75' |
| 538 | 2,915 | 34'x75' |
| 539 | 2,915 | 34'x75' |
| 540 | 2,915 | 34'x75' |
| 541 | 2,915 | 34'x75' |
| 542 | 2,914 | 34'x75' |
| 543 | 2,914 | 34'x75' |
| 544 | 2,914 | 34'x75' |
| 545 | 3,579 | 34'x75' |
| 546 | 3,490 | 34'x75' |
| 547 | 2,719 | 34'x75' |
| 548 | 2,719 | 34'x75' |
| 549 | 2,719 | 34'x75' |
| 550 | 2,719 | 34'x75' |
| 551 | 2,719 | 34'x75' |
| 552 | 2,719 | 34'x75' |
| 553 | 2,719 | 34'x75' |
| 554 | 2,719 | 34'x75' |
| 555 | 2,719 | 34'x75' |
| 556 | 2,721 | 34'x75' |
| 557 | 2,717 | 34'x75' |
| 558 | 2,740 | 34'x75' |
| 559 | 3,697 | 34'x75' |
| 560 | 3,661 | 34'x75' |
| 561 | 2,697 | 34'x75' |
| 562 | 2,977 | 34'x75' |
| 563 | 2,714 | 34'x75' |
| 564 | 2,715 | 34'x75' |
| 565 | 2,716 | 34'x75' |
| 566 | 2,716 | 34'x75' |
| 567 | 2,717 | 34'x75' |
| 568 | 2,717 | 34'x75' |
| 569 | 2,717 | 34'x75' |
| 570 | 2,718 | 34'x75' |
| 571 | 2,718 | 34'x75' |
| 572 | 2,719 | 34'x75' |
| 573 | 3,490 | 34'x75' |
| RES. SUBTOTAL SF | 281,154 | |
| RES. SUBTOTAL AC | 6.5 | |
| MAX | 4,499 | |
| MIN | 2,561 | |
| RES. AVG LOT SIZE | 2,869 | |
| CIRCULATION SF | 132,666 | |
| CIRCULATION AC | 3.0 | |
| **TOTAL SF** | 413,820 | |
| **TOTAL AC** | 9.50 | |

## NEIGHBORHOOD R-11

| LOT # | LOT AREA | TARGET LOT SIZE |
|---|---|---|
| 574 | 6,277 | 48'x75' |
| 575 | 4,267 | 48'x75' |
| 576 | 4,238 | 48'x75' |
| 577 | 4,238 | 48'x75' |
| 578 | 4,243 | 48'x75' |
| 579 | 4,243 | 48'x75' |
| 580 | 6,184 | 48'x75' |
| 581 | 4,006 | 48'x75' |
| 582 | 3,979 | 48'x75' |
| 583 | 3,979 | 48'x75' |
| 584 | 3,979 | 48'x75' |
| 585 | 3,979 | 48'x75' |
| 586 | 3,979 | 48'x75' |
| 587 | 3,979 | 48'x75' |
| 588 | 4,573 | 48'x75' |
| 589 | 4,725 | 48'x75' |
| 590 | 4,214 | 48'x75' |
| 591 | 4,214 | 48'x75' |
| 592 | 4,214 | 48'x75' |
| 593 | 4,214 | 48'x75' |
| 594 | 4,214 | 48'x75' |
| 595 | 4,214 | 48'x75' |
| 596 | 4,214 | 48'x75' |
| 597 | 4,214 | 48'x75' |
| 598 | 4,216 | 48'x75' |
| 599 | 4,748 | 48'x75' |
| 600 | 3,894 | 48'x75' |
| 601 | 4,167 | 48'x75' |
| 602 | 4,170 | 48'x75' |
| 603 | 4,170 | 48'x75' |
| 604 | 4,170 | 48'x75' |
| 605 | 4,170 | 48'x75' |
| 606 | 4,170 | 48'x75' |
| 607 | 4,170 | 48'x75' |
| 608 | 4,170 | 48'x75' |
| 609 | 4,170 | 48'x75' |
| 610 | 4,675 | 48'x75' |
| RES. SUBTOTAL SF | 159,640 | |
| RES. SUBTOTAL AC | 3.7 | |
| MAX | 6,277 | |
| MIN | 3,894 | |
| RES. AVG LOT SIZE | 4,315 | |
| CIRCULATION SF | 88,652 | |
| CIRCULATION AC | 2.0 | |
| **TOTAL SF** | 248,292 | |
| **TOTAL AC** | 5.70 | |

## NEIGHBORHOOD R-12

| LOT # | LOT AREA | TARGET LOT SIZE |
|---|---|---|
| 611 | 4,538 | 44'x62' |
| 612 | 3,720 | 44'x62' |
| 613 | 3,797 | 44'x62' |
| 614 | 3,797 | 44'x62' |
| 615 | 3,797 | 44'x62' |
| 616 | 3,797 | 44'x62' |
| 617 | 3,797 | 44'x62' |
| 618 | 3,797 | 44'x62' |
| 619 | 3,797 | 44'x62' |
| 620 | 3,797 | 44'x62' |
| 621 | 3,797 | 44'x62' |
| 622 | 4,428 | 44'x62' |
| 623 | 3,828 | 44'x62' |
| 624 | 2,968 | 44'x62' |
| 625 | 2,968 | 44'x62' |
| 626 | 2,968 | 44'x62' |
| 627 | 2,968 | 44'x62' |
| 628 | 2,968 | 44'x62' |
| 629 | 2,968 | 44'x62' |
| 630 | 2,968 | 44'x62' |
| 631 | 2,968 | 44'x62' |
| 632 | 2,968 | 44'x62' |
| 633 | 2,968 | 44'x62' |
| 634 | 3,833 | 44'x62' |
| RES. SUBTOTAL SF | 84,200 | |
| RES. SUBTOTAL AC | 1.9 | |
| MAX | 4,538 | |
| MIN | 2,968 | |
| RES. AVG LOT SIZE | 3,508 | |
| CIRCULATION SF | 50,836 | |
| CIRCULATION AC | 1.2 | |
| **TOTAL SF** | 135,036 | |
| **TOTAL AC** | 3.10 | |

## NEIGHBORHOOD R-13

| LOT # | LOT AREA | TARGET LOT SIZE |
|---|---|---|
| 635 | 3,496 | Courtyard-Varies |
| 636 | 3,082 | " |
| 637 | 5,336 | " |
| 638 | 5,014 | " |
| 639 | 2,896 | " |
| 640 | 3,308 | " |
| 641 | 3,198 | " |
| 642 | 2,800 | " |
| 643 | 4,545 | " |
| 644 | 4,643 | " |
| 645 | 2,890 | " |
| 646 | 3,300 | " |
| 647 | 3,197 | " |
| 648 | 2,800 | " |
| 649 | 4,498 | " |
| 650 | 4,518 | " |
| 651 | 2,812 | " |
| 652 | 3,211 | " |
| 653 | 3,825 | " |
| 654 | 2,800 | " |
| 655 | 3,858 | " |
| 656 | 3,858 | " |
| 657 | 2,800 | " |
| 658 | 3,347 | " |
| 659 | 4,361 | " |
| 660 | 2,848 | " |
| 661 | 3,924 | " |
| 662 | 3,145 | " |
| 663 | 2,948 | " |
| 664 | 4,243 | " |
| 665 | 7,986 | " |
| 666 | 3,188 | " |
| 667 | 2,872 | " |
| 668 | 3,663 | " |
| 669 | 3,570 | " |
| 670 | 2,800 | " |
| 671 | 3,108 | " |
| 672 | 3,195 | " |
| 673 | 2,878 | " |
| 674 | 3,670 | " |
| 675 | 3,569 | " |
| 676 | 2,801 | " |
| 677 | 3,108 | " |
| 678 | 3,195 | " |
| 679 | 2,878 | " |
| 680 | 3,667 | " |
| 681 | 3,569 | " |
| 682 | 2,801 | " |
| 683 | 3,107 | " |
| 684 | 3,108 | " |
| 685 | 2,800 | " |
| 686 | 3,945 | " |
| 687 | 4,236 | " |
| 688 | 2,800 | " |
| 689 | 3,290 | " |
| 690 | 4,182 | " |
| 691 | 3,576 | " |
| 692 | 5,071 | |
| RES. SUBTOTAL SF | 206,134 | |
| RES. SUBTOTAL AC | 4.7 | |
| MAX | 7,986 | |
| MIN | 2,800 | |
| RES. AVG LOT SIZE | 3,554 | |
| CIRCULATION SF | 81,362 | |
| CIRCULATION AC | 1.9 | |
| **TOTAL SF** | 287,496 | |
| **TOTAL AC** | 6.60 | |

## NEIGHBORHOOD R-17

| LOT # | LOT AREA | TARGET LOT SIZE |
|---|---|---|
| 693 | 5,178 | Courtyard-Varies |
| 694 | 3,660 | " |
| 695 | 3,927 | " |
| 696 | 3,080 | " |
| 697 | 2,870 | " |
| 698 | 4,060 | " |
| 699 | 4,563 | " |
| 700 | 3,239 | " |
| 701 | 3,496 | " |
| 702 | 3,097 | " |
| 703 | 2,870 | " |
| 704 | 4,043 | " |
| 705 | 4,411 | " |
| 706 | 3,328 | " |
| 707 | 3,415 | " |
| 708 | 3,700 | " |
| 709 | 3,606 | " |
| 710 | 4,755 | " |
| 711 | 4,575 | " |
| 712 | 3,670 | " |
| 713 | 3,914 | " |
| 714 | 3,965 | " |
| 715 | 3,591 | " |
| 716 | 4,384 | " |
| 717 | 4,176 | " |
| 718 | 2,987 | " |
| 719 | 3,156 | " |
| 720 | 3,698 | " |
| 721 | 3,799 | " |
| 722 | 4,591 | " |
| 723 | 4,156 | " |
| 724 | 2,987 | " |
| 725 | 3,176 | " |
| 726 | 3,857 | " |
| 727 | 3,627 | " |
| 728 | 5,046 | " |
| 729 | 4,330 | " |
| 730 | 3,936 | " |
| 731 | 5,845 | " |
| 732 | 4,466 | " |
| 733 | 3,282 | " |
| 734 | 4,040 | " |
| 735 | 4,294 | " |
| 736 | 3,977 | " |
| 737 | 5,534 | " |
| 738 | 4,341 | " |
| 739 | 3,324 | " |
| 740 | 3,904 | " |
| 741 | 3,702 | " |
| 742 | 2,911 | " |
| 743 | 4,331 | " |
| 744 | 6,748 | " |
| 745 | 6,689 | " |
| RES. SUBTOTAL SF | 212,307 | |
| RES. SUBTOTAL AC | 4.9 | |
| MAX | 6,748 | |
| MIN | 2,870 | |
| RES. AVG LOT SIZE | 4,006 | |
| CIRCULATION SF | 35,985 | |
| CIRCULATION AC | 0.8 | |
| **TOTAL SF** | 248,292 | |
| **TOTAL AC** | 5.70 | |

## NEIGHBORHOOD R-18

| LOT # | LOT AREA | TARGET LOT SIZE |
|---|---|---|
| 746 | 2,985 | 34'x75' |
| 747 | 3,359 | 34'x75' |
| 748 | 3,292 | 34'x75' |
| 749 | 2,822 | 34'x75' |
| 750 | 2,822 | 34'x75' |
| 751 | 2,822 | 34'x75' |
| 752 | 2,822 | 34'x75' |
| 753 | 2,822 | 34'x75' |
| 754 | 3,072 | 34'x75' |
| 755 | 3,647 | 34'x75' |
| 756 | 2,938 | 34'x75' |
| 757 | 3,069 | 34'x75' |
| 758 | 2,807 | 34'x75' |
| 759 | 4,140 | 34'x75' |
| 760 | 3,399 | 34'x75' |
| 761 | 2,993 | 34'x75' |
| 762 | 2,993 | 34'x75' |
| 763 | 2,993 | 34'x75' |
| 764 | 2,993 | 34'x75' |
| 765 | 2,993 | 34'x75' |
| 766 | 2,993 | 34'x75' |
| 767 | 2,993 | 34'x75' |
| 768 | 2,992 | 34'x75' |
| 769 | 2,993 | 34'x75' |
| RES. SUBTOTAL SF | 73,754 | |
| RES. SUBTOTAL AC | 1.7 | |
| MAX | 4,140 | |
| MIN | 2,807 | |
| RES. AVG LOT SIZE | 3,073 | |
| CIRCULATION SF | 26,434 | |
| CIRCULATION AC | 0.6 | |
| **TOTAL SF** | 100,188 | |
| **TOTAL AC** | 2.30 | |

| NEIGHBORHOOD | LAND USE | DWELLING UNITS | LOT SIZE | NEIGH. ACREAGE |
|---|---|---|---|---|
| R-1 | SF | 80 | 44'x62'/48'x75'/50'x90'/55'x90' | 12.4 |
| R-2 | SF | 65 | 48'x75'/50'x90'/55'x90' | 12.3 |
| R-3 | SF | 104 | 44'x62'/48'x65' | 11.5 |
| R-4 | SF | 75 | 48'x65'/48'x75' | 9.5 |
| R-5 | SF | 46 | 50'x90'/55'x90' | 7.5 |
| R-6 | SF | 44 | 44'x62' | 5.3 |
| R-7 | SF | 22 | 50'x90'/55'x90' | 3.8 |
| R-8 | SF | 43 | 44'x62'/48'x65'/48'x75' | 5.5 |
| R-9 | SF | 40 | 48'x65'/48'x75' | 6.7 |
| R-10 | SF | 98 | 34'x75' | 9.5 |
| R-11 | SF | 37 | 48'x75' | 5.7 |
| R-12 | SF | 24 | 44'x62' | 3.1 |
| R-13 | SF | 58 | Courtyard | 6.6 |
| R-17 | SF | 53 | Courtyard | 5.7 |
| R-18 | SF | 24 | 34'x75' | 2.3 |
| **SUBTOTAL** | | **813** | | **107.5** |
| R-14 | MF | 71 | - | 5.0 |
| R-15 | MF | 54 | - | 3.9 |
| R-16a | MF | 28 | - | 2.6 |
| R-16b | MF | 26 | - | 2.0 |
| **SUBTOTAL** | **MF** | **179** | - | **13.5** |
| MU 1a/b & 2a/b/c | Mixed Use | 278 | - | 9.1 |
| **SUBTOTAL** | **MU** | **278** | - | **9.1** |
| S1 | School | - | - | 8.3 |
| **SUBTOTAL** | **School** | - | - | **8.3** |
| P-1 | Park | - | - | 8.1 |
| P-2 (V4) | Park | - | - | 17.8 |
| **SUBTOTAL** | **Park** | - | - | **25.9** |
| POS-1 thru POS 17 | Pvt. O.S. | - | - | 5.3 |
| **SUBTOTAL** | **Pvt. O.S.** | - | - | **5.3** |
| CPF-1 thru 3 | CPF | - | - | 2.7 |
| **SUBTOTAL** | **CPF** | - | - | **2.7** |
| I-1a thru I-3c | Industrial | - | - | 17.0 |
| Ind OS-13 thru 16 | Industrial OS | - | - | 12.3 |
| O-1 thru O-2 | Office | - | - | 8.3 |
| **SUBTOTAL** | Ind/Office | - | - | **37.6** |
| OS-1 thru OS-11 & OS-17 | Open Space | - | - | 34.8 |
| **SUBTOTAL** | Open Space | | | **34.8** |
| OS-12 | Preserve | - | - | 155.2 |
| Por. Of Heritage Rd./Portion of Main St. | | - | - | 2.0 |
| **SUBTOTAL** | **Preserve** | - | - | **157.2** |
| Internal Circulation | | | | 16.2 |
| External Por. Of Heritage Rd./Portion of Main St. | | | | 18.0 |
| **SUBTOTAL** | **Circulation** | | | **34.2** |
| ***OVERALL TOTAL**** | | **1,270** | | **436.0** |

TENTATIVE MAP CVT-16-02 OTAY RANCH VILLAGE 3 NORTH & POR. OF VILLAGE 4

# LOT TABLES

**PREPARED BY:**

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## TENTATIVE MAP C.V.T # 16-02
# OTAY RANCH
## VILLAGE 3 NORTH & A PORTION OF VILLAGE 4
City Of Chula Vista, California

SHEET 9 OF 9

W.O. 2395-0015